File Box 20

This Instrument Was Prepared By:

Robert Greene, Attorney at Law
Suite 201, Citizens Plaza
Nashville, Tennessee 37219

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by a certain Installment Deed, dated the 7th day of October 1983, of record in Book 6167, page 820, Register's Office for Davidson County, Tennessee, **E.C.S., INC.** conveyed the herein described property to DONALD H. WINTERS, TRUSTEE, to secure an indebtedness to CITIZENS SAVINGS BANK AND TRUST COMPANY, evidenced by an Installment Deed lien note, dated even date of said Installment Deed; and

WHEREAS, by instrument dated 3 September 1987, of record in Book 7343, page 826, Register's Office for Davidson County, Tennessee, HENRY HILL, JR. was appointed and substituted as Trustee in the place and stead of DONALD H. WINTERS ; and

WHEREAS, default was made in the payment of said note and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand on me, as Trustee, to foreclose on said property; and,

WHEREAS, I caused said property to be advertised in The Nashville Record, a newspaper published in Davidson County, Tennessee, all in accordance with the terms and conditions of said Installment Deed, to sell said property at 12:00 O'clock Noon, on the 13th day of October, 1987, at the front door of the Courthouse, in Davidson, Tennessee, for cash; and,

WHEREAS, the sale was conducted on the date and at the time stated above and was sold subject to all restrictions of record and unpaid taxes including but not limited to federal tax liens and any other prior mortgages of record and statutory right of redemption; and,

WHEREAS, the highest, last and best mutually accepted bid received was in the amount of FORTY-ONE THOUSAND ONE HUNDRED FIFTY AND NO/100 DOLLARS ($41,150.00) cash, said offer and bid having been made by CITIZENS SAVINGS BANK AND TRUST COMPANY;

NOW, THEREFORE, in consideration of said sum, I, HENRY HILL, JR., SUCCESSOR TRUSTEE, having bargained and sold and by these presents do transfer and convey unto the said CITIZENS SAVINGS BANK AND TRUST COMPANY, its successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to wit:

10/20 12:55 CHECK

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, 3, and 4, on Dallas Plan of Subdivision of Lots Nos. 120, 121, and 22, Samuel Watkins Plan, as of record in Book 57, page 53, Register's Office for said County, and parts of Lots Nos. 118 and 19 on the Plan of Samuel Watkins Estate Property, as of record in Book 57, page 13, said Register's Office, described together as follows:

Beginning at the southeast corner of Clinton Street and 14th Avenue North; thence with the southerly margin of Clinton Street eastwardly 250 feet to the line between said two lots southwardly 87 feet to the northerly margin of an alley; thence with said alley westwardly 250 feet to the easterly margin of 14th Avenue North; thence with said Avenue northwardly 87 feet to the beginning.

Being the same property conveyed to E.C.S., Inc. by Installment Deed from Citizens Savings Bank and Trust Company of record in Book 6167, page 820, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to E.C.S. 15, Ltd., by Warranty Deed from E.C. Systems, Inc., d/b/a E.C.S., Inc. of record in book 6750, page 558, Register's Office for said County.

This is improved property known as 1305 Clinton Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said CITIZENS SAVINGS BANK AND TRUST COMPANY, its successors, heirs, and assigns, forever;

THIS conveyance is made by me as Trustee, but no further or otherwise, and said property is hereby conveyed subject to all restrictions of record, all unpaid taxes, including but not limited to federal tax liens, and any other prior mortgages and liens of record and statutory right of redemption.

WITNESS MY HAND, this the 22nd day of October, 1987.

Henry Hill, Jr.
HENRY HILL, JR., SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, the within named HENRY HILL, JR., Successor Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my and hand official seal at Nashville, Tennessee, this the 22nd day of October, 1987.

Jacqueline A. Higgins
NOTARY PUBLIC

My commission expires: 4/17/88

NOTARY PUBLIC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater is $41,150.

AFFIANT Henry Hill, Jr.
HENRY HILL, JR., Successor Trustee

Subscribed and sworn to before me this 22nd day of October, 1987.

Jacqueline Orr Higgins
NOTARY PUBLIC

My commission expires: 4/17/88

SEND TAX BILLS TO NEW OWNER:

Citizens Savings Bank & Trust Company
401 Charlotte Avenue
Nashville, Tennessee 37219

MAP & PARCEL NUMBERS:

92-8-58

Field Book 3W01735

IDENTIFICATION REFERENCE

7 3 4 1 1

OCT 22 9 21 PM '87

DAVIDSON COUNTY

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7385 PAGE 452

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS	
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY	
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT	
TD - TRUST DEED		PRFEE - PROBATE FEE	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

41150.00- CAMT.
115.00 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 124.58-
5503A10/22/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7: 8: 4 1 1

IDENTIFICATION REFERENCE

OCT 22 3 21 PM '87

DAVIDSON COUNTY TN

No. 28883