Boult WLN

SUCCESSOR TRUSTEE'S DEED

BOOK 7428 PAGE 752

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Dominion Bank of Middle Tn. Attn: Special Assets ~~P.O. Box 2608~~ 315 Union St Nashville TN 37201	OWNER	76-1 Parcel 110

This instrument prepared by: Boult, Cummings, Conners & Berry (LMD)
P.O. Box 198062, Nashville, Tennessee 37219

WHEREAS, Gary Nelson, Sr. and Gary Nelson, Jr., by Deed of Trust (the "Deed of Trust") dated January 9, 1987, transferred and conveyed to John B. Hardcastle, Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 7104, Page 473, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 7404, Page 91, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions, all of which are expressly waived in the Deed of Trust, at twelve o'clock (noon), December 17, 1987, at the Davidson County Courthouse, Nashville, Tennessee when and where Dominion Bank of Middle Tennessee ("Grantee"), became the last and highest bidder for cash at the price of Fifty-Eight Thousand Dollars ($58,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William L. Norton, III, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

William L. Norton, III, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Restrictive covenants contained in instrument of record in Book 6369, Page 879, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 6200, Page 69, said Register's Office, which shows an owner's certificate, a minimum building setback line to be determined by the Metropolitan zoning regulation, a 10-foot easement for public utility and drainage purposes along each side line and the rear line of said lot.

4. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 17th day of December, 1987.

William L. Norton, III

William L. Norton, III, as
Successor Trustee, and not
otherwise

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sylvia L. Roper, a Notary Public in and for said County and State, the within named William L. Norton, III, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of December, 1987.

Sylvia L. Roper
Notary Public

My Commission Expires: SEPT. 9, 1989

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 58,000.00.

DOMINION BANK OF MIDDLE TENNESSEE
Connie W. Cothron AVP
Affiant

Subscribed and sworn to before me this 17th day of December, 1987.

Sylvia L. Roper
Notary Public

My Commission Expires: SEPT. 9, 1989

0832 12/17 0101 03CHECK 174.90

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 105, on the Plan of Tulip Grove Woods, Phase 1, of record in Book 6200, Page 69, in the Register's Office for said County.

Said Lot 105 fronts 71.91 feet on the southeasterly margin of Hidden Hill Drive and extends back 146.63 feet on the northerly line and 191.86 feet on the southwesterly line to a deed line in the rear, measuring 118.00 feet thereon.

BEING the same property conveyed to Gary Nelson, Sr. and Gary Nelson, Jr. by deed from Knight Construction Company, a Tennessee general partnership, of record in Book 7104, Page 469, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE
9 1 3 4 9
DEC 17 1 03 PM '87
FILED & RECORDED
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7428 PAGE 756

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
				CAMT 58000.00
				CON TX 162.40
				PRFEE 0.50
				MDEED 12.00
				TOTAL 174.90
				CHECK 174.90
12/17/87	01			13:05 0001 0832

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91349

IDENTIFICATION REFERENCE

DEC 17 1 03 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 46008