BOX 56 1137

This Instrument Prepared By:
George E. Mudter, Jr., Attorney
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Bills to New Owner(s):
First Tennessee Bank National Association
Box 84
Memphis, TN 38101

6004 04/19 0101 03CHECK 125.78

Map 118-04
Parcel 23

SUCCESSOR TRUSTEE'S DEED BOOK 7520 PAGE 643

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated November 27, 1985, to Ralph E. Kelly and Thomas F. Baker, IV, Trustee, executed by Robert W. Bell and wife, Mildred A. Bell, as same appears of record in Book 6724, page 702, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Ralph E. Kelly and Thomas F. Baker, IV, as Trustee under said Deed of Trust and has nominated and appointed Marilyn Jean Patterson, as Successor Trustee, pursuant to the terms of said Deed of Trust, which appointment of Successor Trustee is of record in Book 7481, page 912, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn Jean Patterson, Successor Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on March 17, 1988, and subsequent insertions appearing on March 24, 1988, and March 31, 1988, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on April 12, 1988, at 11:00 o'clock a.m., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to First Tennessee Bank National Association at and for the sum of Forty-Two Thousand Five Hundred Eighty and 98/100 ($42,580.98) Dollars, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by First Tennessee Bank National Association, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Marilyn Jean Patterson, as Successor Trustee, does hereby grant, bargain, sell and convey to the said First Tennessee Bank National Association, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Melrose Heights, Section 2, of record in Book 1835, page 97, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Robert W. Bell and wife, Mildred A. Bell, by deed from Sunbelt Real Estate Investments, Inc., a Tennessee corporation, of record in Book 6724, page 699, Register's Office for Davidson County, Tennessee.

This is improved property known as 515 Camden Street, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto First Tennessee Bank National Association, its successors and assigns, in fee simple forever, to whom the said Marilyn Jean Patterson, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Successor Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn Jean Patterson, as Successor Trustee, has executed this instrument on the 18th day of April, 1988.

Marilyn Jean Patterson
MARILYN JEAN PATTERSON
SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marilyn Jean Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 18th day of April, 1988.

Betty L. Morris
NOTARY PUBLIC

My commission expires: 1-21-1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $42,580.98.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me, this 18th day of April, 1988.

Betty L. Morris
Notary Public

My commission expires: 1-21-1990

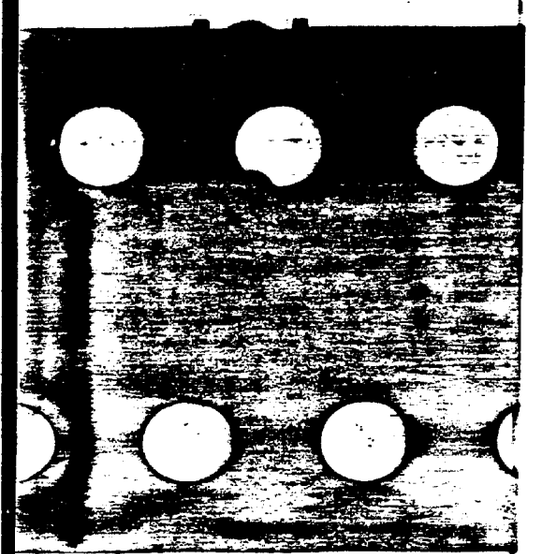
22691

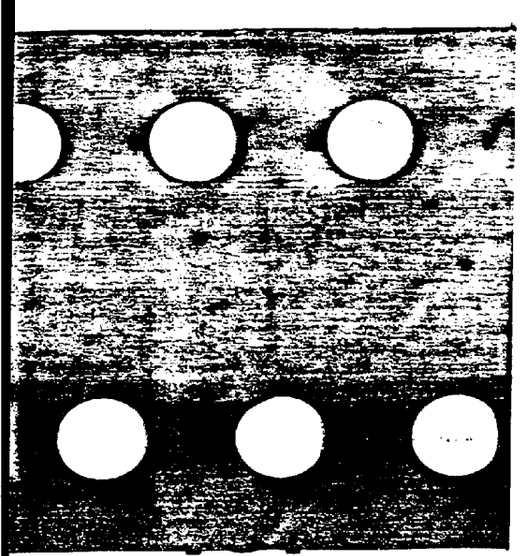
IDENTIFICATION REFERENCE

APR 19 12 49 PM '88

FELIX Z. MCGINNIS REGISTER
DAVIDSON COUNTY TN

860MJP#4-04/13/88-157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7520 PAGE 645

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	42580.98
CON TX	119.28
PRFEE	0.50
WDEED	6.00
TOTAL	125.78
CHECK	125.78

04/19/88 01 12:51 0001 6004

22691.

IDENTIFICATION REFERENCE

APR 19 12 49 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No. 82129