THIS INSTRUMENT PREPARED BY mail
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TENN.

ADDRESS OF OWNERS:	ADDRESS OF PROPERTY:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Perm. Mtg. Services, Inc. 5050 Thoroughbred Lane Brentwood, Tn. 37027	Lot 72 Piccadilly Sq. II Nashville, Tn.	OWNER	149-2-B P. 234

SUCCESSOR TRUSTEE'S DEED BOOK 7625 PAGE 289

This instrument made and entered into on this the 11th day of August, 1988, by and between **JAMES T. OGLESBY, SUCCESSOR TRUSTEE,** hereinafter called "First Party" and **PERMANENT MORTGAGE SERVICES, INC.,** hereinafter called "Second Party";

W I T N E S S E T H:

WHEREAS, by Deed of Trust dated September 29, 1987, of record in Book 7370, page 659, Register's Office of Davidson County, Tennessee, Sterling Interests, Inc., conveyed to Jere McCulloch, Trustee, the hereinafter described real estate to secure a Promissory Note as described therein and payable to the order of Permanent Mortgage Services, Inc. ("Creditor"), James T. Oglesby, having been duly appointed Successor Trustee by instrument of record in Book 7581, page 489, said Register's Office; and

WHEREAS, default was made in the payment of said note and Creditor, pursuant to the provisions of said Deed of Trust, declared all sums secured thereby to be immediately due and payable and directed First Party to sell said property as provided by said Deed of Trust, and, First Party, after giving proper notice by weekly publications in The Nashville Record, published in Davidson County, Tennessee, advertising said property to be sold on August 11, 1988 at 10:10 A.M. did offer said property for sale at the front door of the Courthouse in Nashville, Davidson County, Tennessee, pursuant to said notice on said date at 10:10 A.M. and after opening the sale to competitive bids, sold said real estate hereinafter described to Second Party at and for the sum of $78,700.00, this being the highest, last and best bid; and

WHEREAS, the said Second Party, being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned Successor Trustee

the expenses of sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust.

NOW, THEREFORE, in consideration of the premises and the payment by Second Party of the sum of money so paid, the receipt of which is hereby acknowledged, First Party has this day bargained and sold and does hereby transfer and convey unto Second Party, its successors and assigns, the following described property situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, pages 92, 93 & 94, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Sterling Interests, Inc. by deed from Wellington Enterprises, Ltd. of record in Book 7370, page 648, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with the appurtenances and herediments thereunto belonging unto Second Party, its successors and assigns, in fee simple, forever, subject to any and all unpaid taxes which constitute a lien against the property; all matters shown on the Plan of Piccadilly Square, Phase II, of record in Book 6250, pages 92, 93 and 94, Register's Office of Davidson County, Tennessee; all matters of record affecting the subject property, including, but not limited to, the following: Declaration of Covenants and Restrictions, Articles of Incorporation of Piccadilly Square Homeowner's Association, By-Laws of the Association, Information Brochure, additional Restrictive Covenants for Single and Two Family Dwelling Units, Common Area Worksheets, and Master Deed, together with all documents amending, correcting, or clarifying the aforesaid instruments; and all dedications and/or conveyances of Open Space and/or Sanitary Sewer and/or Storm Drainage or Utility easements; and all existing highway, roadway, and utility easements; applicable building and zoning regulations; rights of parties in possession, if any; such state of facts as an accurate survey would disclose; and all other matters which are prior in right to the lien of the aforesaid deed of trust pursuant to the provisions of which this Successor Trustee's sale has been

made.

And First Party, as Successor Trustee, does hereby transfer, assign and set over unto Second Party all of the covenants set forth in the aforesaid deed of trust and does hereby warrant the title as fully as he is authorized hereby to do as Successor Trustee but no further or otherwise.

Dated this the 11th day of August, 1988.

JAMES T. OGLESBY
SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, PEGGY D. HOOD, a Notary Public, JAMES T. OGLESBY, SUCCESSOR TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained as such Successor Trustee.

WITNESS my hand, at office, this the 11th day of August, 1988.

NOTARY PUBLIC

My commission expires:
March 27, 1991

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater for this transfer is $ 78,700.00 .

Sworn to and subscribed before me this the 11th day of August, 1988.

NOTARY PUBLIC

My commission expires:
11/26/88

Aug 12 11 57 AM '88

5824

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7625 PAGE 292

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

[illegible]	78700.00
[illegible] TX	259.71
PRFEE	0.50
MISC	9.00
TOTAL	269.21
[illegible]	269.21

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible]

58224

IDENTIFICATION REFERENCE

Aug 12 11 57 AM '88

FELIX WILSON II
DAVIDSON CO. TENN.

No. 123069