FEB 23 4 29 PM '89
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

1 1 1 0 8

This instrument prepared by:
Joseph R. Prochaska
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel No.:
SouthTrust Mortgage Corporation c/o Elaine DeRieux 100 Office Park Drive P. O. Box 7344-A Birmingham, Alabama 35253	Same	45 25 Field Book 14D-48970

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this the 23d day of February, 1989, by Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated the 11th day of May, 1987, of record in Book 7242, page 971, Register's Office for Davidson County, Tennessee, Jerry E. Harris and wife, Andrea J. Harris, conveyed to Charles W. Bone, Trustee, the hereinafter described real estate, to secure payment to UNB Mortgage Corporation of a Note dated May 11, 1987, in the original principal amount of Fifty Thousand Three Hundred Seventeen Dollars ($50,317.00); and

WHEREAS, the Note and Deed of Trust were assigned by UNB Mortgage Corporation to SouthTrust Mortgage Corporation by an Assignment of Deed of Trust of record in Book 7251, page 440, said Register's Office; and

WHEREAS, the lawful holder of the Note, SouthTrust Mortgage Corporation, appointed Joseph R. Prochaska to serve as Successor Trustee in place of Charles W. Bone in accordance with the terms of said Deed of Trust by an instrument of record in Book 7756, page 705, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the

indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and thirty (30) days notice was given of such default to Jerry E. Harris and Andrea J. Harris, in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the Nashville Record that the property would be sold at 12:00 Noon on February 23, 1989, at the South door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on February 2, 9, and 16, 1989, and sent a copy of such notice to Jerry E. Harris and wife, Andrea J. Harris, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to SouthTrust Mortgage Corporation, at the price of $35,822.00, this being the highest, last and best bid.

NOW, THEREFORE, I, Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of $35,822.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto SouthTrust Mortgage Corporation, its heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in the 14th Civil District of Davidson County, Tennessee, being described according to a survey dated August 23, 1980, prepared by P. A. Chapdelaine, Jr., Registered Land Surveyor, No. 882, as follows:
>
> > Beginning at an iron pin in Little Marrowbone Road, said point being the easternmost corner of the herein described tract; thence in a southwesterly direction along the curve

of an arc having an interior angle of 14° 57' 30", a radius of 893.31 feet and a tangent of 117.27 feet a distance of 233.22 feet to a point, thence N 43° 36' 14" W 193.37 feet to a point; thence N 40° 22' 31" E 232.56 feet to a point; thence S 43° 36' 14" E 193.37 feet to the point of beginning, containing 1.0 acre, more or less.

Land in the 14th Civil District of Davidson County, Tennessee, being described according to a survey dated August 23, 1980, prepared by P. A. Chapdelaine, Jr., Registered Land Surveyor, No. 882, as follows:

Beginning at an iron pin in Little Marrowbone Road, said point being the southernmost corner of the herein described tract; thence N 41° 36' 14" W 181.50 feet to an iron pin; thence N 03° 36' 14" W 231.00 feet to an iron pin; thence N 15° 23' 46" E 165.00 feet to an iron pin; thence N 24° 23' 46" E 151.50 feet to an iron pin; thence S 43° 36' 14" E 233.00 feet to a point; thence S 40° 22' 31" W 232.56 feet to a point; thence S 43° 36' 14" E 193.37 feet to a point in Little Marrowbone Road; thence S 32° 53' 46" W 211.29 feet to the point of beginning, containing 2.29 acres more or less.

Being the same property conveyed to Jerry E. Harris and wife, Andrea J. Harris, by Deed of record in Deed Book 7242, page 968, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all rights of homestead, equity of redemption, statutory right of redemption and all other rights or exemptions of every kind, including, but not limited to, statutory right to an elective share in the property as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(8) Grant of Transmission Line Easement, of record in Book 2275, page 153, Register's Office, Davidson County.

(9) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

JOSEPH R. PROCHASKA,
Successor Trustee

9752 02/23 0101 03CHECK 130.64

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, PAMELA L. KITCHENS, a Notary Public of the State and County aforesaid, personally appeared JOSEPH R. PROCHASKA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of February, 1989.

Notary Public

My commission expires: Jan. 23, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Thirty-Five Thousand Eight Hundred Twenty-Two and 00/100 Dollars ($35,822.00).

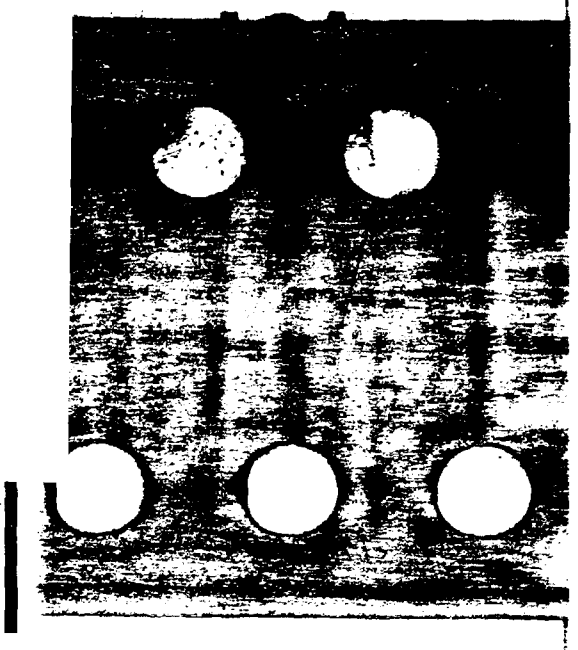
Affiant

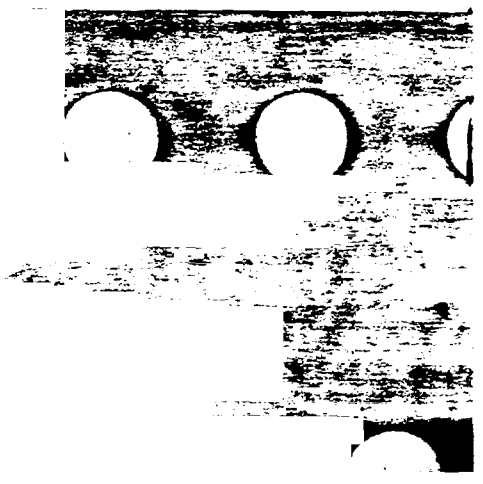
Subscribed and sworn to before me this the 23rd day of February, 1989.

Notary Public

My commission expires: Jan. 23, 1993

2638N/02-23-89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7778 PAGE 553

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 35822.00
CON TX 118.14
PRFEE 0.50
WDEED 12.00
TOTAL 130.64
CHECK 130.64

02/23/89 01 16:31 0001 9752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFT REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184185