Bx 41

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JUN 28 3 49 PM '89

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.:
NVR Federal Savings Bank P.O. Box 6207 McLean, Virginia 22106-6207	Same	49-15 24

Field Book
12DZ-96774
9759 06/28 0101 03CHECK 119.42

SUCCESSOR TRUSTEE'S DEED

BOOK 7876 PAGE 279

This instrument made and entered into on this the 22nd day of June, 1989, by Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated the 25th day of May, 1984 of record in Book 6303, page 123, recorded in Book 6354, page 858, and re-rerecorded in Book 6414, page 17 Register's Office for Davidson County, Tennessee, (the "Deed of Trust") George H. Patterson and wife, Beulah Patterson, conveyed to Warren H. Wild, Jr., Trustee, the hereinafter described real estate, to secure payment to Third National Mortgage Company of a Note dated May 25, 1984, in the original principal amount of Fifty Three Thousand Seven Hundred Fifty Dollars ($53,750.00) (the "Note"); and

WHEREAS, the Note and Deed of Trust were assigned by Third National Mortgage Company to McLean Savings & Loan Association by an Assignment of Deed of Trust of record in Book 6326, page 246, said Register's Office; 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 George H. Patterson and wife, Beulah Patterson, 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, NVR Federal Savings Bank, successor in interest to McLean Savings & Loan Association, appointed Joseph R. Prochaska to serve as Successor Trustee in place of Warren H. Wild, Jr., Trustee, in accordance with the terms of said Deed of Trust, by an instrument of record in Book 7847, page 667, Register's Office for said County; 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 as provided in the Deed of Trust and Note in the The Nashville Record, a paper with general circulation in Davidson County, Tennessee, that the property would be sold at 10:30 o'clock a.m. on June 22, 1989, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on June 1, June 8, and June 15, 1989, and sent a copy of such notice to George H. Patterson and wife, Beulah Patterson, 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 NVR Federal Savings Bank, at the price of Thirty-Two Thousand Four Hundred and 00/100 Dollars ($32,400.00), 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 $32,400.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto NVR Federal Savings Bank, its, 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 Davidson County, Tennessee, being Lot No. 2B on the Plan of Zone Lot Division of Lot 2, Deer Meadows, Phase I as of record in Book 5800, page 395, Register's Office for said County.
>
> Said Lot 2B fronts 39.42 feet on the west side of Tisdall Drive and extends back 159.91 feet on the north line and 137.05 feet on the south line to a dead line measuring 38.33 feet thereon.
>
> Being the same property conveyed to George H. Patterson and wife, Beulah Patterson, by Deed from B & R Partnership, of record in Deed Book 6303, page 120, 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, including but not limited to: (i) Plan of record in Book 5800, page 395, Register's Office for Davidson County, Tennessee, as to said Lot 2B, showing an Owner's Certificate together with certain notes, easements, setback lines and restrictions; and (ii) restrictive covenants of record in Book 6143, page 141, said Register's Office.

(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) Any objection to title or loss which may arise by reason of any defect in the conveyance of the above-described property from B & R Partnerwhip to George E. Patterson and wife, Beulah Patterson by deed executed by "Jim Matheny, Partner," of record in Book 6303, page 120, Register's Office for Davidson County, Tennessee; including but not limited to (i) the failure of said deed to disclose the names of all of the principals of B & R Partnership; (ii) the failure of said Deed to cite by reference and/or

the absence of a written partnerhsip agreement authorizing the conveyance of partnership-owned property to be conveyed by the said Jim Matheny without the joinder of any other partner; (iii) the failure of said deed to include the joinder of all of the parnters of the said B & R Partnership in the execution of said deed; (iv) any liens filed for record against any undisclosed partner of B & R Partnership which may be deemed to be a lien against such partners' respective interest in the subject property; (v) any and all right, title and interest of any undisclosed partner of B & R Partnership; and (vi) any error in the metes and bounds dimensions cited in the legal description set out in said deed.

(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

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 27th day of JUNE, 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 Two Thousand Four Hundred Dollars ($32,400.00).

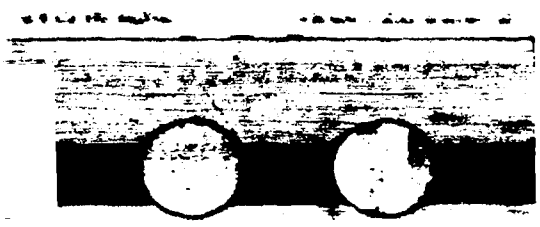
Affiant

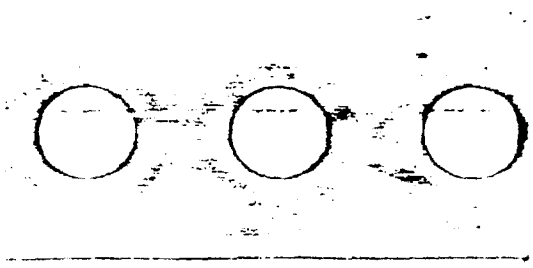
Subscribed and sworn to before me this the 27th day of June, 1989.

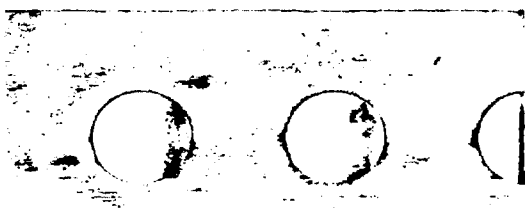
Notary Public

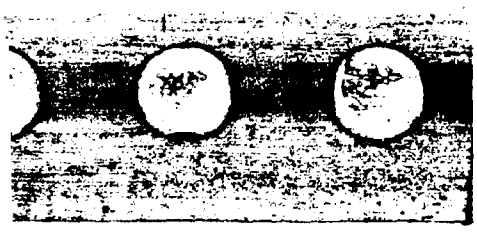
My commission expires: Jan. 23, 1993

2967N/06-23-89









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7876 PAGE 283

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 32400.00
				CON TX 106.92
				PRFEE 0.50
				WDEED 12.00
				TOTAL 119.42

CHECK 119.42

06/28/89 01 15:52 0001 9759

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45074

IDENTIFICATION

JUN 28 3 49 PM '89

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

No. 224041