76051

Box 18

BOOK 7966 PAGE 254

CGG1m079 10/13/89 1wm/bws

IDENTIF. TREFERENCE

Oct 23 3 56 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CGG)
2700 First American Center
Nashville, Tennessee 37238

SUCCESSOR TRUSTEE'S DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Hallmark Savings and Loan Association, F.A. 2301 Ohio Drive Suite 105 Plano, Texas 75093	Same	49-141 49-142 49-143 49-144 49-185

WHEREAS, by Deed of Trust dated June 15, 1987, of record in Book 7269, page 28, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Robert Scott Palmer conveyed the real property described on attached Exhibit A, which is incorporated herein by reference (the "Property"), to Attorney's Title Company, Trustee ("Trustee"), to secure payment of the indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, by Appointment of Successor Trustee dated June 13, 1989, of record in Book 7901, page 184, said Register's Office, Felix R. Dowsley, III, was appointed Successor Trustee under the Deed of Trust (the "Successor Trustee"); and

WHEREAS, the Indebtedness was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the Indebtedness, the Successor Trustee gave notice of the time and place of a sale of the Property, all in accordance with the Deed of Trust and the laws of the State of Tennessee, by publishing a notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on August 3, 1989, and thereafter published on August 10, 1989, and August 17, 1989, with said notice of sale advertising the sale of the Property to be held on August 25, 1989, at 12:00 Noon; and

WHEREAS, by public outcry, on August 25, 1989, at 12:00 noon, the sale of the Property was postponed until September 29, 1989, at 12:00 noon; and

WHEREAS, on September 29, 1989, at 12:00 Noon at the front (south) door of the Davidson County Courthouse, in Nashville, Davidson County, Tennessee, the Property was offered for sale in the manner provided in said notice and in the Deed of Trust, and the Trustee received a bid of Five Hundred Thousand and No/100 Dollars ($500,000.00), which bid was the last, highest and best bid, and payment has been made by credit upon the Indebtedness, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the foregoing and of the sum bid and paid as herein provided, I, Felix R. Dowsley, III, Successor Trustee, do hereby bargain, sell, transfer and convey the Property unto Hallmark Savings and Loan Association, F.A., a federal association, and its successors and assigns ("Grantee");

TO HAVE AND TO HOLD the Property, together with the estate, title and interest of Successor Trustee therein and all

hereditaments, easements, appurtenances and improvements thereto belonging, to the Grantee in fee simple forever, free from all rights of redemption, homestead, dower, elective or distributive share, any right of appraisement or valuation and all other rights and exemptions of the grantor of the Deed of Trust, all of which were expressly waived therein, and subject only to liens, easements, encumbrances, rights of redemption of taxing entities, liens for property and other taxes and other matters that are prior in right to the lien and security title of the Deed of Trust.

I, Felix R. Dowsley, III, Successor Trustee, do hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the Deed of Trust; and, to the extent that I am able to do so as Successor Trustee, and subject only to the matters herein expressly reserved, I hereby warrant the title to the Property against the claims of all persons claiming by, through or under me as such Successor Trustee, but no further or otherwise.

WITNESS my hand as Successor Trustee on this 23rd day of October, 1989.

Felix R. Dowsley, III,
Successor Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared Felix R. Dowsley, III, the within named bargainor, 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 named herein, and who further acknowledged that he as such Successor Trustee executed the foregoing instrument (SUCCESSOR TRUSTEE'S DEED) for the purposes therein contained, and who stated, upon oath, that the actual consideration or value, whichever is greater, for this transfer is Five Hundred Thousand and No/100 Dollars ($500,000.00).

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 23rd day of October, 1989.

Connie M. Conkwright
Notary Public

My Commission Expires:

9/26/92

TRACT 1:

A tract of land in the SecondCivil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described as follows:

Beginning at an iron pin set on the west right of way line of Knight Road in a fence and the common line of the herein described tract and a tract conveyed to Charles F. Mager by deed recorded in Book 1118, page 145, R.O.D.C., Tennessee and proceeding as follows: leaving Knight Road with the common line of Sanders and Mager S 80 deg. 49' 32" W 1200.99' to a plante stone by a fence corner at a northwest corner of Mager; thence, with a fence S 18 deg. 15' 42" E 970.63' to a fence corner; thence, N 84 deg. 58' 31" W 3175.64' to an iron pin set in the east line of H.E. Dowlen; thence, with the east line of Dowlen N 7 deg. 49' 59" E 289.12' to an iron pin set by a stake found; thence with the east lines of Robert D. Cassidy and Dixie A. Moore N 6 deg. 31'06" E 835.51' to a 2" iron pin found at Moore's northerly most corner; thence, with the east line of Louis and Gregory Ray and Fred Johnson N 5 deg. 54' 27" E 2590.57'; thence, with the south line of William T. Lee, Jr. S 84 deg. 40' 08" E 823.00'; thence, N 1 deg. 45' 08" W 51.80' to a point on the south right of way line of Knight Road; thence, eastwardly with the south right of way of Knight Road and a 502.55' radius curve to the left a distance of 282.74', said curve has a chord bearing and distance of S 72 deg. 12' 02" E 279.03'; thence S 88 deg. 19' 06" E 108.60'; thence, with a 691.15' radius curve to the right a distance of 391.44', said curve has a chord bearing and distance of S 72 deg. 05' 36" E 386.23'; thence, S 55 deg. 52' 06" E 440.90 feet; then with a 979.69 foot radius curve to the left a distance of 304.36 feet, said curve has a chord bearing and distance of S 64 deg. 46' 06" E 303.14 feet , thence S 73 deg. 40' 06" E 88.40 feet; thence, with a 930.09-foot radius curve to the right a distance of 303.83 feet, said curve has a chord bearing and distance of S 64 deg. 18' 36" E 302.48 feet; thence, S 54 deg. 57' 06" E 448.30 feet; thence, with a 929.92 foot radius curve to the right a distance of 445.06 feet to the northeast corner of a 5 acre tract to be retained by Walter O. Sanders, et ux, said curve has a chord bearing and distance of S 41 deg. 14' 27" E 440.83 feet; thence leaving Knight Road with the north line of said 5-acre tract, S 86deg. 41' 30" W 463.66 feet to the northwest corner; thence with the west line, S 3 deg. 50' 43" W 4(36 feet to an iron pin set 2 feet south of a fence; thence, with the south line of the 5-acre tract, 2 feet south of and parallel to a fence, N 86 deg. 41' 30" E 610.26 feet to an iron pin set at the southeast corner of a 5-acre tract on the west right-of-way line of Knight Road; thence, with the west right-of-way line of Knight Road, S 12 deg. 29' 06" E 531.04 feet; thence, with a 1457.93-foot curve to the left a distance of 203.57 feet, saud curve has a chord bearing and distance of S 16 deg. 29' 06" E 203.40 feet; thence, S 20 deg. 29' 06" E 210.90 feet; thence, with a 2839.67 foot radius curve to the right a distance of 208.99 feet, said curve has a chord bearing and distance of S 18 deg. 22' 16" E 208.94 feet; thence, S 16 deg. 16' 06" E 3.94 feet to the point of beginning and containing 260.733 acres, more or less.

TRACT 2;

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee being more fully described as follows:

Beginning at a concrete monument on the west right of way line of Knight Road on the common line of there herein described tract and a tract conveyed to Charles F. Mager by deed recorded in Book 1118, page 145, R.O.D.C., Tennes and proceeding as follows: Southwardly with the west right of way line of Knight Road and a 1884.86' radius curve to the right a distance of 250.78' to a concrete monument; said curve has a chord bearing and distance of S 2 de 32' 29" E 250.60'; thence, leaving Knight Road S 83 deg. 30' 56" W 391.62' to a concrete monument; thence, with a line between Hope and Mager, N 6 deg. 29' 04" W 150.00' to a concrete monument; thence, N 83 deg. 30' 56" E 165.39' to a fence corner ; thence, N 6 deg. 29' 04" W 100.00' to a concrete monument; thence, N 83 deg. 30' 56" E 243.46' to the point of beginning and containing 1.933 acres, more or less.

TRACT 3:

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described as follows:

Beginning at an iron pin set on the west right of way line of Knight Road a 50' road, at the common line of the herein described tract and a tract conveyed to Walter O. Sanders et ux by deeds recorded in Book 1236, page 651, and Book 1281, page 177, R.O.D.C., Tennessee and proceeding as follows: with the west right of way line of Knight Road S 16 deg. 16' 06" E 957.36'; thence, with a 1884.86' radius curve to the right a distance of 326.18' to a concrete monument said curve has a chord bearing and distance of S 11 deg. 18' 39" E 325.78'; thence, leaving Knight Road with the common line of Mager and Will B. Hope S 83 deg. 30' 56" W 243.46' to a concrete monument; thence, S 6 deg. 29' 04" E 100.00' to a fence corner; thence, S 83 deg. 30' 56" W 165.39' to a concrete monument; thence S 6 deg. 29' 04" E 150.00' to a concrete monument in the north line of Marie Hudson and being the southwest corner of Will B. Hope; thence, with the north line of Marie Hudson S 83 deg. 30' 56" W 1125 to a fence; thence, with said fence and the west line of Hudson S 14 deg. 27' 46" E 685.91' to an existing iron pin at a fence corner in the north line of George T. Hicks et al; thence, with Hicks north line N 84 deg. 46' 57" W 1046.73'; thence, N 84 deg. 22' 49" W 1221.44; thence, N 84 deg. 10' 39" W 949.31' to an iron pin set inthe east line of H.E. Dowlen said pin is the northwest corner of Hicks and the southwest corner of the herein described tract; thence, with the east line of Dowlen N 7 deg. 19' 59" E 1188.00' to an iron pin set at the southwest corner of Walter O. Sanders; thence, with the south line of Sanders S 84 deg. 58' 31" E 3175.64' to a fence corner; thence, with a fence N 18 deg. 15' 42" W 970.63' to a planted stone at a fence corner; thence, with a fence and Sanders south line N 80 deg. 49' 32" E 1200.99' to the point of beginning and containing 126.025 acres, more or less.

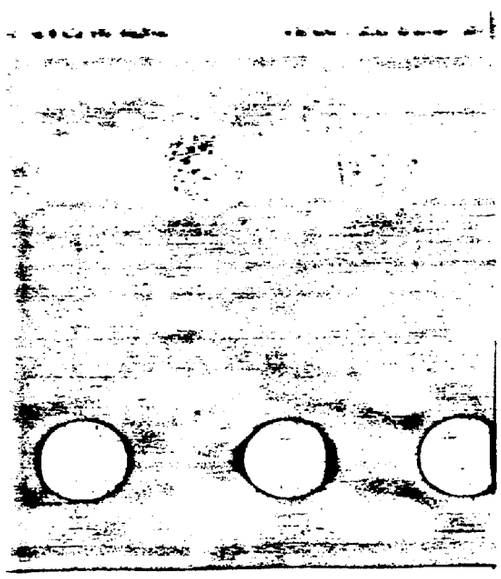
8150 10/23 0101 03CHECK 1663.00

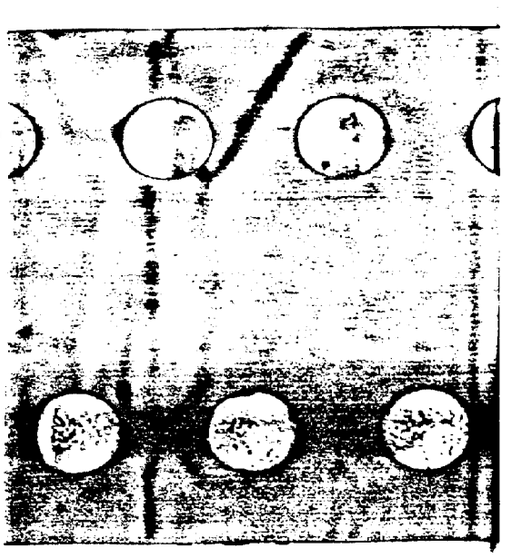
TRACT 4:

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee being more fully described as follows:

Beginning at a point on the east right of way line of Whites Creek Pike, a 60' road, that is the common corner of the herein described tract and a tract conveyed to Robert D. Cassidy et ux, by deed recorded in Book 4323, page 27, and proceeding as follows: leaving Whites Creek Pike with the common line of Cassidy and Dowlen N 59 deg. 00' 41" W 772.95'; thence, N 50 deg. 12' 29" E 1317.97' to an iron pin set by a stake found in the west line of Walter O. Sanders, thence, with the west line of Sanders and the west line of Charles F. Mager S 7 deg. 19' 59" W 1477.12 to an iron pin set at Mager's southwest corner ; thence, with a fence S 6 deg. 23' 20" W 280.61' to an iron pin found; thence, with a fence S 73 deg. 40' 09" W 993.78' to an iron pin set on the east right of way line of Whites Creek Pike; thence, with said line N 28 deg. 33' 57" W 50.85'; thence, with a 5759.58' radius curve to the left a distance of 852.78'; said curve has a chord bearing and distance of N 32 deg. 48' 27" W 852.00; thence, N 37 deg. 02' 57" W 26.45' to the point of beginning and containing 38.441 acres more or less.

TRACT 1: Being the same property conveyed to R. SCOTT PALMER, by deed from Walter O. Sanders and wife, Clarice France Sanders, of record in Book 7268, page 984, Register's Office for Davidson County, Tennessee.
TRACT 2: Being the same property conveyed to R. SCOTT PALMER, by deed from Andrew W. Smith and Ruth Knight Smith, of record in Book 7269, page 24, Register's Office for Davidson County, Tennessee.
TRACT 3: Being the same property conveyed to R. SCOTT PALMER, by deed from Kate T. Dowlen, an unmarried individual, of record in Book 7269, page 11, Register's Office for Davidson County, Tennessee.
TRACT 4: Being the same property conveyed to R. SCOTT PALMER, by deed from Margaret Elizabeth Mager, a widow, of record in Book 7268, page 972, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 7966 PAGE 258

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

DAMT	500000.00
DON TX	1650.00
PRFEE	1.00
WDEED	12.00
TOTAL	1663.00
CHECK	1663.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/23/89 01 15:53 0001 8150

7.6051

IDENTIF. TREFERENCE

OCT 23 3 56 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 260280