IDENTIF. REFERENCE

77474

OCT 30 10 11 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

This instrument prepared by:
Robert C. Goodrich, Jr.
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Frank H. Guzman 904 Tinnell Lane Mt. Juliet, TN 37122	Same	161-7-112 Field Book No: 6DU-63583

BOOK 7970 PAGE 443

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this the 23rd day of October, 1989, by Robert C. Goodrich, Jr., Successor Trustee (hereinafter referred to as "Successor Trustee")

WHEREAS, by Deed of Trust dated the 30th day of July, 1982, of record in Book 5925, page 542, Register's Office for Davidson County, Tennessee, James E. Sanders conveyed to James G. Harris, Trustee, the hereinafter described real estate, to secure payment to Williamson County Bank, now known as Sovran Bank/Central South, of a Note dated July 30, 1982, in the original principal amount of Twenty-Six Thousand Dollars ($26,000); and

WHEREAS, James G. Harris was unable to serve as such Trustee, and the lawful holder of the Note, Sovran Bank/Central South, appointed Julian L. Bibb to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 7613, page 205, Register's Office for said County; and

WHEREAS, Sovran Bank/Central South elected, pursuant to the terms of said Deed of Trust, to appoint Robert C. Goodrich, Jr., to serve as Successor Trustee in the place and stead of Julian L. Bibb, Substitute Trustee, said appointment being set forth in Book 7868, page 753, 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

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indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and ten (10) days notice was given of such default to James E. Sanders, 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 The Nashville Record that the property would be sold at 10:30 a.m. on October 12, 1989, at the south (main) door of the Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on September 21, 28, and October 5, 1989, and sent a copy of such notice to James E. Sanders 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 Sovran Bank/Central South, at the price of $26,000.00, this being the highest, last and best bid; and

WHEREAS, Sovran Bank/Central has assigned all of its right to purchase the property to Frank H. Guzman.

NOW, THEREFORE, I, Robert C. Goodrich, Jr., Successor Trustee as aforesaid, in consideration of the premises and the sum of $26,000.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Frank H. Guzman, his 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 Davidson County, Tennessee, being Lot No. 34 on the plan of McMurray Woods Addition, Section One, of record in Plan Book 4675, pages 6 and 7, Register's Office for said County.
>
> Said Lot No. 34 fronts 36.67 feet on the easterly margin of Hilson Court and extends back 156.57 feet on the northerly line and 143.32 feet on the southerly line to a

broken line in the rear, measuring 144.83 feet thereon.

Being the same property conveyed to James E. Sanders by Deed from Alpha Development Corporation, of record in Book 4985, page 187, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of the equity of redemption and all other rights of redemption, statutory or otherwise, homestead, dower and all other exemptions and marital rights, expressly waived 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) the Plan of record in Book 4675, pages 6 and 7, Register's Office for Davidson County, Tennessee, showing an Owner's Certificate, a 30-foot minimum setback line from Hilson Court and a 5-foot easement for public utility and drainage purposes along the northerly line, a 15-foot drainage easement along the northerly line, a 15-foot drainage easement along the rear line, and a 2.5 x 25-foot utility anchor easement located at the northwesterly corner and (ii) restrictive covenants contained in an instrument of record in Book 4727, page 673, Book 4771, page 259 and Book 4816, page 876, 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) Remaining rights of redemption, if any, including, but not limited to the right of redemption set forth in Tennessee Code Annotated, Section 66-8-101 et. seq.

(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, including without limitation: Deed of Trust of record in Book 4985, Page 189, Register's Office for Davidson County, Tennessee.

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

Robert C. Goodrich, Jr.,
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, PAMELA L. KITCHENS, a Notary Public of the State and County aforesaid, personally appeared ROBERT C. GOODRICH, JR., 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 October, 1989.

Notary Public

My commission expires: 01-23-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00.

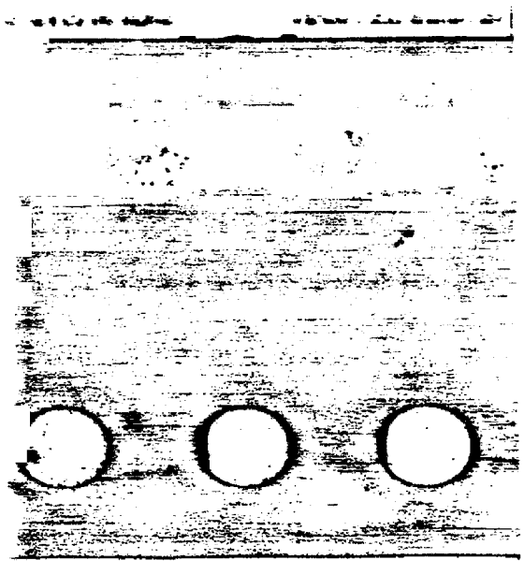
Affiant

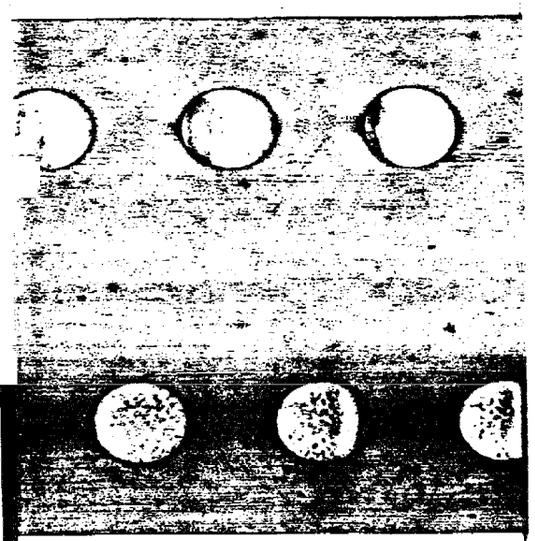
Subscribed and sworn to before me this the 23rd day of October, 1989.

Notary Public

My commission expires: 01-23-93

7122B/06-21-89





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

RECEIVED OF _____

FOR _____

BOOK 7970 PAGE 447

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 20000.00
				CON TX 66.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 79.00
				CHECK 79.00
10/30/89	01			10:11 0001 9847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77474

IDENTIF. REFERENCE

OCT 30 10 11 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 261949