Bov 35
260572

SUCCESSOR TRUSTEE'S DEED

BOOK 7983 PAGE 385

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Eugene C. Haston<br>and wife Sheila A. Haston<br>320 Draper Circle<br>Goodlettsville, TN 37072 | New Owner | 33-16-95 |

This instrument prepared by: Boult, Cummings, Conners & Berry (CSS)
P.O. Box 198062, Nashville, Tennessee 37219

WHEREAS, PRIMROSE PROPERTIES III, LTD., by Deed of Trust (the "Deed of Trust") dated May 20, 1983, transferred and conveyed to JOHN B. HARDCASTLE,, Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 6060, page 727, Register's Office for Davidson County, Tennessee, and having been amended by instrument of record in Book 7956, page 621, said Register's Office); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 7956, page 624, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust became overdue and unpaid, and the lawful holder and owner of said debt called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at two o'clock (2:00 p.m.), November 5, 1989, at the Sheraton Music City Hotel, 777 McGavock Pike, Davidson County, Tennessee, when and where Eugene C. Haston and wife Sheila A. Haston, ("Grantee"), became the last and highest bidder for cash at the price of Thirty Eight Thousand and No/100 Dollars ($38,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Restrictive covenants contained in instrument of record in Book 4737, page 801, as amended in Book 5039, page 484, and in Book 7976, page 410, Register's Office for Davidson County, Tennessee.

3. Plans of record in Book 4675, page 18, and Plan of record in Book 5800, page 311, said Register's Office.

4. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 13th day of November, 1989.

Charles S. Sanger
Charles S. Sanger, as Successor Trustee, and not otherwise

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Debra L. Warren, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of November, 1989.

Debra L Warren
Notary Public

My Commission Expires: 1/23/93

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 38,000.00.

Cynthia O-Dell
AFFIANT

Subscribed and sworn to before me this 13th day of November, 1989.

Connie N. Pate
Notary Public

My Commission Expires: 7-24-93

EXHIBIT A BOOK 7983 PAGE 387

Land in Davidson County, Tennessee, being Lot No. 88-A, Zone Lot Division of Primrose Meadows, Section One, of record in Book 5800, page 311, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Primrose Properties III, Ltd., by deed from Charles C. Brown, Trustee of record in Book 6060, page 722, with full power to sell, mortgage and convey.

WP:DLWSTD88a

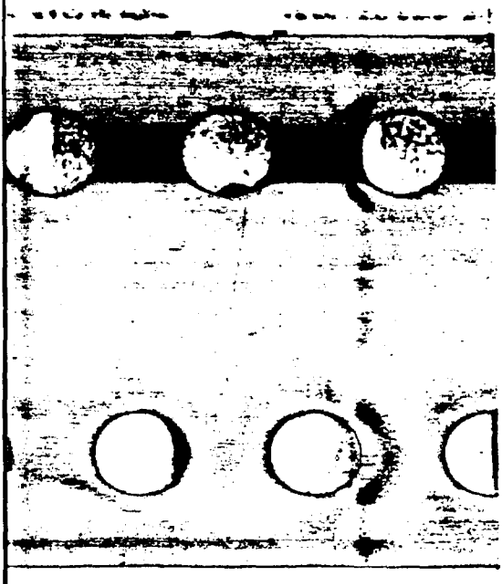
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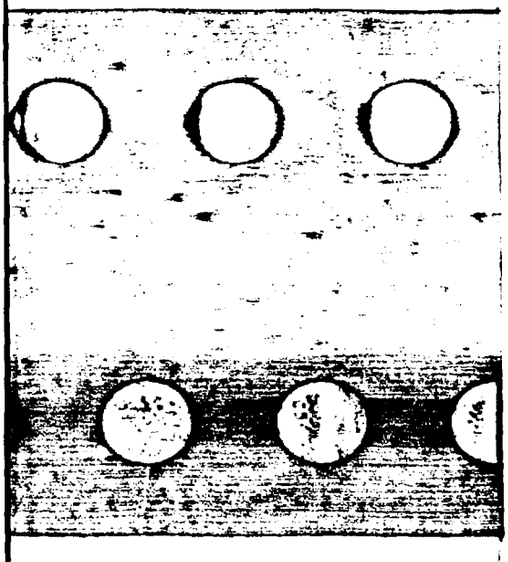
IDENTIF. TREFERENCE

Nov 14 11 32 AM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

4083 11/14 0101 03CHECK 135.40





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7983 PAGE 388

| | | |
|---|---|---|
| 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 38000.00
CON TX 125.40
PRFEE 1.00
WDEED 9.00
TOTAL 135.40
CHECK 135.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/89 01 11:33 0001 4083

8 11 7 5 0

IDENTIF. REFERENCE

Nov 14 11 32 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 266920