IDENTIF. REFERENCE
MAR 27 4 23 PM '90
22364

This instrument prepared by:
Eva M. Lemeh
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 8097 PAGE 819

Address New Owner(s) as Follows:

First Cumberland Bank
601 North Gallatin Road
Madison, Tennessee 37116-0710

Send Tax Bills To: Same

Map and Parcel No.: TBA
147-6-97

Field Book No.:

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into as of the 15th day of February, 1990, by Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated November 21, 1988, of record in Book 7721, page 821, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Joseph W. Jackson and wife, Judith Ann Jackson, conveyed to Ronald B. Buchanan, Trustee, the hereinafter described real estate, to secure payment to First Cumberland Bank of a Note dated November 21, 1988, in the original principal amount of Eighty Five Thousand Dollars ($85,000) (the "Note"); 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, notice was given of such default to Joseph W. Jackson and wife, Judith Ann Jackson, 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, First Cumberland Bank, appointed Joseph R. Prochaska to serve as Successor Trustee in place of Ronald B. Buchanan in accordance with the terms of said Deed of Trust by an instrument of record in Book 8029, page 640, 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 Nashville Record that the property would be sold at 11:00 A.M. on February 15, 1990, at the courthouse door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on January 25, 1990, February 1, 1990 and February 8, 1990, and sent a copy of such notice to Joseph W. Jackson and wife, Judith Ann Jackson, 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 First Cumberland Bank, at the price of Sixty Thousand and 00/100 Dollars ($60,000.00), 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 Sixty Thousand and 00/100 Dollars ($60,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto First Cumberland 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. 23 on the Revised Plan of Caldwell Hall, Section 1, as of record in Book 2900, pages 57, 58 and 29, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts 125 feet on the northwesterly margin of Milner Drive, as measured on a curve, and extends back 180 feet on the northeasterly line and 177 feet on the southwesterly line, to a lien in the rear on which it measures 25 feet.

BEING the same property conveyed to Joseph W. Jackson and wife, Judith Ann Jackson, be deed from Vernice J. McAlpin and wife, Marian I. McAlpin, of record in Book 4329, page 525, 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 right or equity of redemption, including but not limited to, T.C.A. § 66-8-101, homestead, and all other exemptions of every nature, 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 ad valorem 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) Any other liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the property herein conveyed.

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

Joseph R. Prochaska,
Successor Trustee

RECEIVED FOR RECORD
DEC 27 2007 4:27 PM

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, this 27th day of April, 1990.

Notary Public

My commission expires: January 23, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

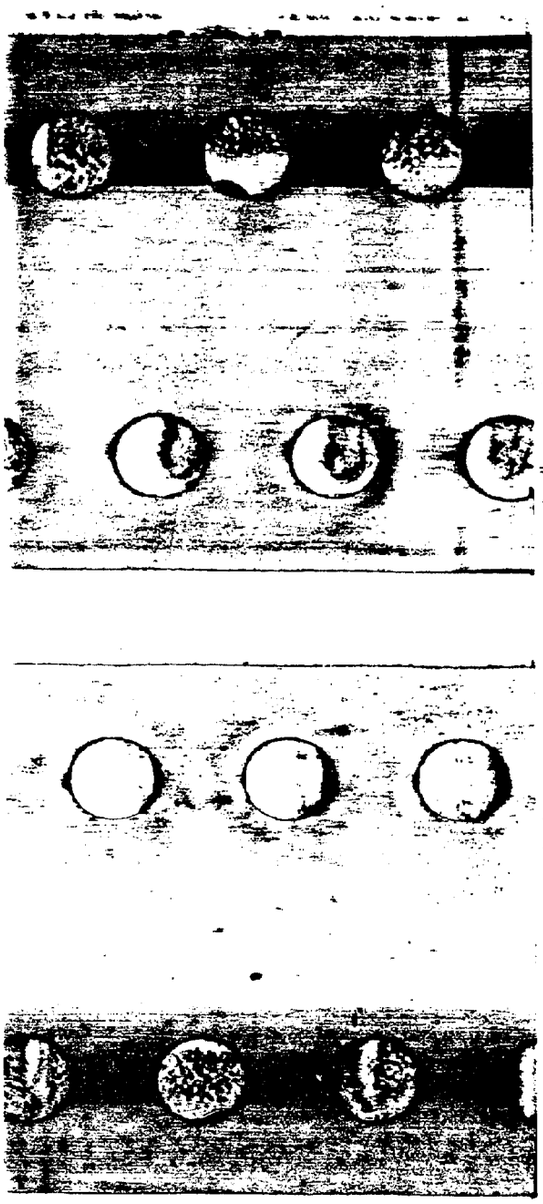
The actual consideration or value whichever is greater, for this transfer is Sixty Thousand and 00/100 Dollars ($60,000.00).

Affiant

Subscribed and sworn to before me this the 27th day of April, 1990.

Notary Public

My commission expires: January 23, 1993



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

RECEIVED OF _____

FOR _____

BOOK 8097 PAGE 823

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 60000.00
				CON TX 198.00
				PRFEE 1.00
				MTEED 12.00
				TOTAL 211.00
				CHECK 211.00
04/27/90	01			16:22 0001 5413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2-2364

IDENTIF. REFERENCE

APR 27 4 23 PM '90

DAVIDSON COUNTY TN

No. 314469