File Box 40

TAX BILLS & NEW OWNERS:
H. C. Duke
7435 Lakeview Drive
Nashville, Tennessee. 37209

MAP-PARCEL NUMBERS:
Map 103-8
Par. 131

THIS INSTRUMENT PREPARED BY:
Dewey Pedigo, Jr., Attorney
301 Stahlman Building
Nashville, Tennessee. 37201

BOOK 8265 PAGE 308

SUCCESSOR TRUSTEE'S DEED

WHEREAS, under a Installment Deed dated July 30, 1985, and recorded in Book 6623, page 462, Register's Office, Davidson County, Tennessee, JOHN PHILLIPS AND WIFE, DENISE PHILLIPS conveyed to H. E. Collins, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated October 17, 1990 and recorded in Book 8224, page 565, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Installment Deed, nominated and appointed Dewey Pedigo as Successor Trustee; and

WHEREAS, default having been made in the terms, conditions and payments made as provided for in said Installment Deed, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Dewey Pedigo, Successor Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Dewey Pedigo, Successor Trustee, did give twenty days notice of the time, place and terms of the sale by advertisement in in three weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of December 6, 13, and 20th, 1990 stating that on December 28, 1990, at 12:00 noon at the front or south door of the Courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from equity of redemption, the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Installment Deed, but subject to any and all unpaid real estate taxes; restrictive covenants, easements, setback lines; and any and all other prior liens or encumbrances against said real property; and

WHEREAS, on said date at the time and place stated in said advertisement,

and on said terms, I, Dewey Pedigo, Successor Trustee, offered said property for sale at public outcry and sold said property to H. C. Duke for $50,100.00, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid as set out above, the receipt of which is hereby acknowledged, and H. C. Duke, being the owner and holder of the indebtedness secured by said Installment Deed, and the beneficiary of the sale, and its indebtedness, together with expenses of said sale amounting to more than said bid, accordingly he was not required to pay any cash to the said Successor Trustee. I, Dewey Pedigo, Successor Trustee do hereby bargain and sell, and by these presents transfer and convey unto the said H. C. Duke (hereinafter referred to as Grantee) his heirs and assigns, the following described property in the State of Tennessee, Davidson County, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Map of C. H. Tritchler's Subdivision of Lots Nos. 347, 348 and part of 349, West Lawn, as of record in Book 843, page 51, R.O.D.C., Tennessee.
>
> Said Lot No. 8 fronts 72 feet on the easterly side of Jessica Avenue and runs back 195 feet on the north line and 195 feet more or less on the south line, to a dead line and measures 62 feet on said dead line.
>
> Being the same property conveyed to John Phillips and wife, Denise Phillips by deed from H. C. Duke of record in Book 6623, page 462, Register's Office for said County.

This is improved property located at 124 43rd Avenue North, Nashville, Tennessee. 37209.

TO HAVE AND TO HOLD said property with the appurtencances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns, forever, but subject to Davidson County real estate taxes, restrictive covenants, easements, setback line and any and all prior liens or encumbrances against said real property.

And I do further transfer and assign unto the said Grantee all of the rights and benefits of the covenants and warranties in said Installment Deed in as full and ample manner as under it, I can or should do, but I convey and assign as Successor Trustee and not any further or otherwise.

WITNESS my hand on this 28th day of December, 1990.

Dewey Pedigo

SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 8265 PAGE 310

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

WITNESS my hand and official seal at Nashville, Tennessee, on this 28th day of December, 1990.

Johnnie A. Andrews Fuller

MY COMMISSION EXPIRES 1/23/94 NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00

Dewey Pedigo Jr.

Affiant

Subscribed and sworn to before me, this 28th day of December, 1990.

Johnnie A. Andrews Fuller

MY COMMISSION EXPIRES 1/23/94 NOTARY PUBLIC

82234

IDENTIF. TREFERENCE

Dec 28 1 37 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

2602 12/28 0101 03CHECK 178.00

BOOK 8265 PAGE 311

THE NASHVILLE RECORD

198 STAHLMAN BLDG., NASHVILLE, TENN. 37201
Nashville's Oldest Legal and Statistical Newspaper . . . Since 1936

Dewey Pedigo, Atty
301 Stahlman Building
Nashville, TN 37201

Re: Phillips, 124 43rd Avenue North

AD NO. 7152 AMOUNT $234.90

'ATE OF TENNESSEE
)UNTY OF DAVIDSON

Betty Davis, being duly sworn, make oath that I am Bookkeeper,

the NASHVILLE RECORD, a weekly newspaper published in

shville, Davidson County, Tenn.

make further oath that the attached publication appeared in the

me on the following dates:

December 6, 13, 20, , 1990

THE NASHVILLE RECORD

Betty Davis

ubscribed and sworn to before me,

ils 20th day of December, 1990

Notary Public

ly Commission Expires: 3/13/92

PROOF OF PUBLICATION
COPY OF ADV.

SUCCESSOR TRUSTEE'S SALE

Default having been made in the terms, conditions, provisions and payments made and provided for in Installment Deed dated July 30, 1985, executed by JOHN PHILLIPS AND WIFE, DENISE PHILLIPS to H. E. Collins, Trustee, and recorded in Book 6623, page 462, Register's Office for Davidson County, Tennessee, to secure the indebtedness therein described, and the entire indebtedness having been declared due and payable as provided for in said Installment Deed, and said payment not having been made, and the lawful owner and holder of said indebtedness having appointed the undersigned, Dewey Pedigo, as Successor Trustee, by written instrument recorded in Book 8224, page 565, in Register's Office for Davidson County, Tennessee, notice is hereby given that I, Dewey Pedigo, Successor Trustee, under the power and authority vested in me by said Installment Deed, and having been requested to do so by the lawful owner and holder of said debt, will on

DECEMBER 28, 1990,

at 12:00 noon at the front or South door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, sell at public outcry to the highest and best bidder for cash, free from the equity of redemption, the statutory right of redemption, homestead and dower, and all other exemptions and rights of every kind, all of which are expressly waived in said Installment Deed, the following described tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of C. H. Tritchler's Subdivision of Lots Nos. 347, 348 and part of 349, West Lawn, as of record in Book 843, page 51, R.O.D.C., Tennessee.

Said Lot No. 8 fronts 72 feet on the easterly side of Jessica Avenue and runs back 195 feet on the north line and 195 feet more or less on the south line, to a dead line and measures 62 feet on said dead line.

Being the same property conveyed to John Phillips and wife, Denise Phillips by deed from H. C. Duke of record in Book 6623, page 462, Register's Office for said County.

This is improved property located at 124 43rd Avenue North, Nashville, Tennessee. 37209.

This sale is subject to any and all real estate taxes; restrictive covenants, easements, setback lines; any and all redemption rights, and any and all other prior liens or encumbrances against said real property.

DEWEY PEDIGO, SUCCESSOR TRUSTEE
301 Stahlman Building
Nashville, Tennessee 37201
Insertion Dates: December 6, 13, 20, 1990
AD NO. 7152

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8265 PAGE 312

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	50000.00
CON TX	165.00
PRFEE	1.00
WDEED	12.00
TOTAL	178.00
CHECK	178.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/28/90 01 13:37 0001 2602

82234

IDENTIF. REFERENCE

DEC 28 1 37 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384978