105-5

realest\stein.std
THIS INSTRUMENT PREPARED BY:
William J. Yost, Attorney
P.O. Box 1544
198 East Main Street
Franklin, TN 37065-1544
(615) 790-9678

Map ___ Group ___ Parcel ___
Send tax bill to new owner:
Morton B Stein
P.O Box 346
Franklin Tenn
37064

BOOK 8300 PAGE 771

SUCCESSOR TRUSTEE'S DEED

WHEREAS, James U. Finchum and Earl H. Young, Jr., by Deed of Trust (the "Deed of Trust") dated December 26, 1986, transferred and conveyed to Howard M. Taradash, Trustee, the property described in Exhibit A attached hereto (the "Property") (said Deed of Trust being of record in Book 7071, page 36, Register's Office for Davidson County, Tennessee); 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 8285, page 601, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has 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, at public outcry, free from the equity rights of redemption, statutory right of redemption, and all other exemptions of every kind which are expressly waived in the Deed of Trust, at twelve o'clock (noon), Thursday, February 28, 1991, at the Davidson County Metro Courthouse, Nashville, Tennessee when and where Ralph D Copeland Morton B Stein, Sidney M Stein * ("Grantee"), became the last and highest bidder at the price of Forty Five Thousand Dollars _____ DOLLARS ($ 45,000.00 ) cash.

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises stated above, William J. Yost, 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 a full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

William J. Yost, as fully as he is authorized as Successor Trustee, and not individually or 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. Subject to any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Subject to all matters shown on any applicable recorded Plan.

3. Subject to any restrictive covenants, building or zoning regulations, agreements, easements or setback lines that may be applicable.

4. Subject to any rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, and any prior rights, liens or encumbrances that may exist against the property.

* Lillian Copeland, Trustee as Tenants in Common

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

Dated this 28th day of February, 1991.

William J. Yost, Successor Trustee

William J. Yost, as Successor Trustee, and not otherwise

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON )

Personally appeared before me, DeAnna M. Perry, a Notary Public in and for said County and State, the within named William J. Yost, Successor Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of February, 1991.

DeAnna M. Perry
Notary Public

My Commission Expires: 11-21-92

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

The actual consideration for this transfer or value of the property transferred, whichever is greater, is Forty Five Thousand and 00/100 DOLLARS ($45,000.00).

AFFIANT

Subscribed and sworn to before me this 28th day of February, 1991.

DeAnna M. Perry
Notary Public

My Commission Expires: 11-21-92

EXHIBIT A

A certain property in the State of Tennessee, Davidson County, described as follows, to-wit:

Being Lot Nos. 5, 6 and 7 on the plat of B. F. Brown's Subdivision of the Rains Spring Tract, as of record in Book 57, Page 115, Register's Office for said County, described together as follows:

Beginning on the westerly margin of 4th Avenue South at its intersection with the southeasterly margin of Rains Avenue; thence with the westerly margin of 4th Avenue South, southwardly 114 feet to the southeasterly margin of Rains Avenue; thence with said Avenue, northeastwardly 184 feet to the beginning, including, but excluding therefrom that part of said property conveyed to the City of Nashville by three deeds, two from Mrs. Sarah C. Lehi, of record in Book 1005, page 412 and 421, and the other from Nashville and American Trust Company of record in Book 1023, page 164, said Register's Office.

95875

IDENTIF. TREFERENCE

FEB 28 1 26 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

0402 02/28 0101 03CHECK 158.50

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8300 PAGE 774

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 45000.00 |
| CON TX | 148.50 |
| PRFEE | 1.00 |
| WDEED | 9.00 |
| TOTAL | 158.50 |
| CHECK | 158.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/28/91 01 13:28 0001 0402

95875

IDENTIF. TREFERENCE

FEB 28 1 26 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 400636