This instrument prepared by Dewey Pedigo, Jr., Atty., 301 Stahlman Bldg., Nashville, Tenn. 37201

NEW OWNERS
H. Lee Simons, et ux
914 Preston
Nashville, Tn. 37206

SEND TAX BILLS TO:
First Wachovia Mtg. Co.
P.O. Box 3174
Winston-Salem, N.C. 27102

Map 71-16
Par. 94

SUCCESSOR TRUSTEE'S DEED

BOOK 8338 PAGE 779

WHEREAS, under a Deed of Trust dated May 3, 1982, and recorded in Book 5883, page 28, Register's Office, Davidson County, Tennessee, PHIL SPEER AND WIFE, JUDI L. SPEER conveyed to Wilkins and Adams, a partnership, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated January 2, 1991 and recorded in Book 8302, page 325, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed Phillip E. Kirk as Successor Trustee; and

WHEREAS, default having been made in the terms, conditions and payments made as provided for in said Deed of Trust, 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 Phillip E. Kirk, Successor Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Phillip E. Kirk, Successor Trustee, did give twenty days notice of the time, place and terms of the sale by advertisement 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 April 4, 11, and 18th, 1991 stating that on April 26, 1991, 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 Deed of Trust, 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, Phillip E. Kirk, Successor Trustee, offered said

property for sale at public outcry and sold said property to H. Lee Simons and wife, Penelope R. Simons for $5,000.00, 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. Lee Simons and wife, Penelope R. Simons, being owners and holders of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and its indebtedness, together with expenses of said sale amounting to more than said bid, accordingly they were not required to pay any cash to the said Successor Trustee. I, Phillip E. Kirk, Successor Trustee do hereby bargain and sell, and by these presents transfer and convey unto the said H. Lee Simmons and wife, Penelope R. Simons (hereinafter referred to as Grantees) their heirs and assigns, the following described property in the State of Tennessee, Davidson County, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Dan Leech Subdivision, of record in Book 1424, page 70, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 1 fronts 65 feet on the northerly margin of Blue Ridge Avenue and extends back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to Judi L. Speers by deed from H. Lee Simons and wife, Penelope R. Simons of record in Book 5883, page 25, and by Final Divorce Decree of record in Book 6488, page 196, both of record in the Register's Office for Davidson County, Tennessee.

This is improved property located at 917 Blue Ridge Avenue, Nashville, Tennessee. 37207.

TO HAVE AND TO HOLD said property with the appurtencances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns, forever, but subject to Davidson County real estate taxes, restrictive covenants, easement and setback line and any and all prior liens or encumbrances against said real property, including, but not limited, to the unpaid balance of an indebtedness secured by a Deed of Trust of record in Book 5348, page 38, Register's Office for Davidson County, Tennessee.

And I do further transfer and assign unto the said Grantees all of the rights and benefits of the covenants and warranties in said Deed of Trust 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 26th day of ~~April,~~ 1991.

SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip E. Kirk, 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 26th day of April, 1991.

Johnnie A Andrews

MY COMMISSION EXPIRES 1-23-94 NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

3745 04/26 0101 03CHECK 81.64

The actual consideration or value, whichever is greater, for this transfer is $ 20,786.60

Affiant

Subscribed and sworn to before me, this 26th day of April, 1991.

Johnnie A Andrews

MY COMMISSION EXPIRES 1-23-94 NOTARY PUBLIC

09822

IDENTIF. ✓ REFERENCE

APR 26 1 52 PM '91

DAVIDSON COUNTY TN.

THE NASHVILLE RECORD

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

Dewey Pedigo, Atty
4800 Charlotte Pike
Nashville TN 37209

Re: Speers, 917 Blue Ridge Ave
AD NO. 8463 AMOUNT $234.90

PROOF OF PUBLICATION
COPY OF ADV.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Betty Davis, being duly sworn, make oath that I am Bookkeeper, of the NASHVILLE RECORD, a weekly newspaper published in Nashville, Davidson County, Tenn.

I make further oath that the attached publication appeared in the same on the following dates:

April 4, 11, 18, 1991

THE NASHVILLE RECORD

Betty Davis

Subscribed and sworn to before me,

this 25TH day of April, 1991

Notary Public

My Commission Expires: 3/3/92

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

SUCCESSOR TRUSTEE'S SALE

Default having been made in the terms, conditions, provisions and payments made and provided for in a Deed of Trust dated May 3, 1982, executed by PHIL SPEER AND WIFE, JUDI L. SPEER to Wilkins and Adams, Attys., a partnership, Trustee, and recorded in Book 5883, page 28, 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 Deed of Trust, and said payment not having been made, and the lawful owner and holder of said indebtedness having appointed the undersigned, Phillip E. Kirk, as Successor Trustee by written instrument recorded in Book 8302, Page 325, Register's Office for Davidson County, Tennessee, notice is hereby given that I, Phillip E. Kirk, Substitute Trustee, under the power and authority vested in me by said Deed of Trust, and having been requested to do so by the lawful owner and holder of said debt, will on

APRIL 26, 1991,

at 12:00 noon at the front door of the 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 Deed of Trust, 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. 1 on the Plan of Dan Leach Subdivision, of record in Book 1424, page 70, Register's Office for Davidson County, Tennessee.

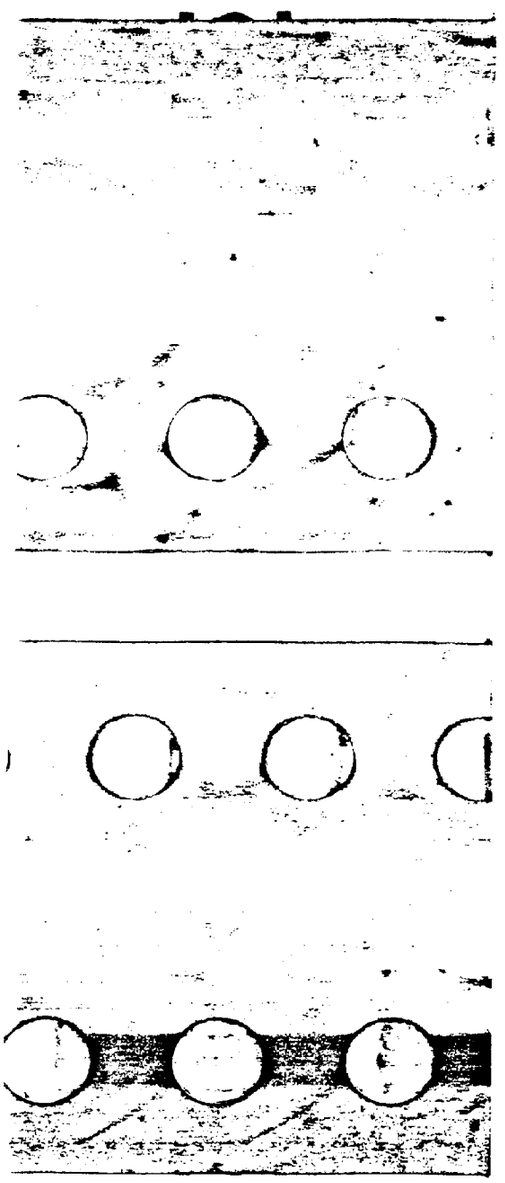
Said Lot No. 1 fronts 65 feet on the northerly margin of Blue Ridge Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Judi L. Speers by deed from H. Lee Simons and wife, Penelope R. Simons of record in Book 5883, page 25 and by Final Divorce Decree of record in Book 6488, page 196, both of record in the Register's Office for Davidson County, Tennessee.

This is improved property located at 917 Blue Ridge Avenue, Nashville, Tennessee, 37207.

This sale is subject to any and all real estate taxes; restrictive covenants, easements, setback lines; any and all redemption rights, including but not limited to a Federal Tax Lien Notice of record in Book 8091, page 562, Register's Office for Davidson County, Tennessee and its rights thereunder, and any and all other prior liens or encumbrances against said real property, including but not limited to a Deed of Trust of record in Book 5348, page 38, Register's Office for Davidson County, Tennessee.

PHILLIP E. KIRK, SUBSTITUTE TRUSTEE
By Dewey Pedigo, Atty.
4800 Charlotte Pike
Nashville, Tennessee 37209
Insertion Dates: April 4, 11, 18, 1991.
AD. NO. 8463



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8338 PAGE 774

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	20786.50
CON TX	68.64
PRFEE	1.00
WDEED	12.00
TOTAL	81.64
CHECK	81.64

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04-17-91 12:49 0001 8545

0 9 8 2 2

IDENTIF. TREFERENCE

APR 26 1 52 PM '91

FELIX Z. WILSON TR REGISTER
DAVIDSON COUNTY TN.

No. 416545

[redacted]