BOOK 8359 PAGE 332

This Instrument Prepared by:
Richard R. Hedgepath, Attorney
Collins, Hedgepath, Lee & Young
4800 Charlotte Avenue
Nashville, Tennessee 37209

MAY 24 3 43 PM

16988

SUCCESSOR TRUSTEE'S DEED

Address New Owner	Send Tax Bills To:	Map & Parcel
Auto Glass Employees Federal Credit Union 6201 Centennial Blvd. Nashville, Tenn. 37209	SAME	94-01 pcl 192

WHEREAS, Brian Frank Scales 5245 05/24 0101 03CHECK 83.92 by deed of Trust dated September 13, 1990, transferred and conveyed unto James R. Wells, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 8197, Page 936 Register's Office for Davidson County, Tennessee.

WHEREAS: A Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by, and the Beneficiary under, the Deed of Trust aforesaid, pursuant to the power and authority contained therein with all title originally conveyed to and vested in the Trustee of said Deed of trust, said appointment of Successor Trustee being of record in Book 8339, Page 247, and re-corded in Book 8339, Page 919, said Register's Office;

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

WHEREAS: the undersigned Successor Trustee, after due advertisement as required by law and as required by the terms of said Deed of Trust, offered said land for sale, pursuant to the terms of said Deed of Trust, to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions expressly waived pursuant to the terms of said Deed of Trust, at 12:00 Noon, Friday, May 24, 1991 at the Front Door of the Courthouse at Nashville, Davidson County Tennessee,

and was sold subject to all real estate taxes that were a lien on the property, Restrictive Covenants, easements, set back lines, prior mortgages and any other valid liens, when and where Auto Glass Employees Federal Credit Union became the last and highest bidder for cash at the price of $22,374 10/100

NOW, THEREFORE, I, Richard R. Hedgepath, in my capacity as Successor Trustee, and not otherwise, as aforesaid, in consideration of the premises and of the sum of $22,374 10/100 to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the said Auto Glass Employees Federal Credit Union its heirs or successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows, to wit:

Certain property in the State of Tennessee, County of Davidson, Described as follows, to wit:

Being Lot No. 173 as shown on the plan of Payne, Blakemore and Cummings Addition to Nashville, of record in Plan Book 57, Page 70, Register's Office for said County.

Said Lot No. 173 fronts 50 feet on the west side of South 13th Street and runs back between parallel lines 150 feet to a dead line and measures 50 feet thereon.

Being the same property conveyed to Brian Frank Scales by deed from Auto Glass Employees Federal Credit Union, of record in Book 8197, Page 933, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land and premises to the said Auto Glass Employees Federal Credit Union its heirs or successors and assigns, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions expressly waived in said Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, warrants the title to said property to the said Auto Glass Employees Federal Credit Union its successors and assigns, against the lawful claims of all persons claiming by, through or under him. Said property is sold, however, subject to any and all unpaid taxes and assessments, interest and penalty, if any; restrictive covenants of record, and subject to any and all prior restrictions,

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

easements, setback lines, liens of any nature, or other prior encumbrances of record.

This property is located and known as 726 South 13th Street, Nashville, Tennessee 37106.

IN WITNESS WHEREOF, THE UNDERSIGNED, Richard R. Hedgepath, in his capacity as Successor Trustee, and not otherwise, has set his signature on this 24th day of May 1991

Richard R. Hedgepath
Trustee, and not otherwise

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Richard R. Hedgepath, Successor Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as such Successor Trustee, and not otherwise.

WITNESS my hand and seal, at office in Nashville, TN, this 24th day of May, 1991.

Notary Public

My Commission Expires: 9-25-93.

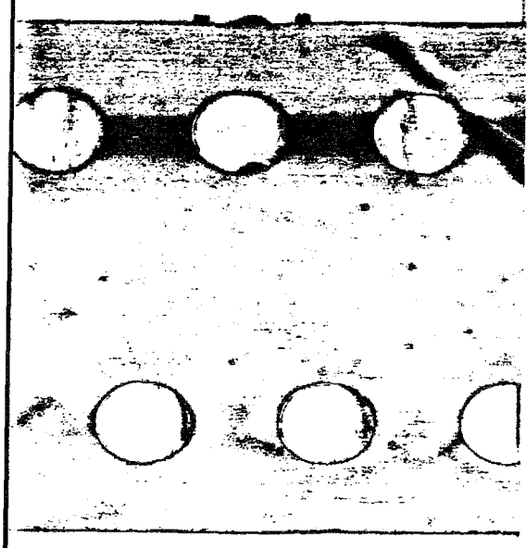
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $22,374.10, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

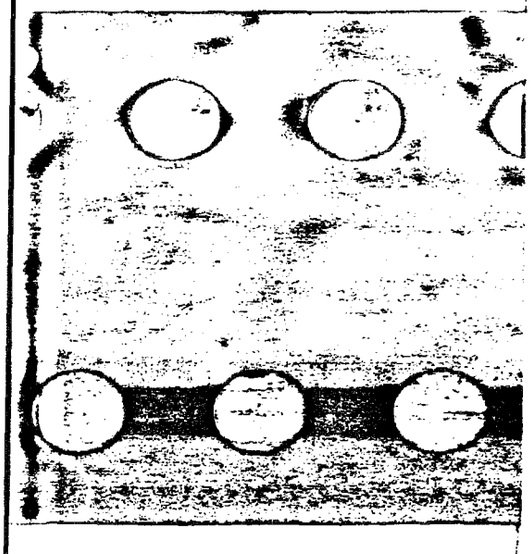
AFFIANT

Subscribed and sworn to before me this 24th day of May, 1991, at Nashville, Tennessee.

Notary Public

My Commission Expires: 9-25-93





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

RECEIVED OF _____

FOR _____

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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	22374.10
CON TX	73.92
PRFEE	1.00
WDEED	9.00
TOTAL	83.92
CHECK	83.92

05/24/91 01 15:46 0001 5245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16988.

IDENTIFICATION REFERENCE

MAY 24 3 43 PM '91

No. 424807