Box 37

BOOK 8428 PAGE 315

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
DOMINION ASSET MANAGEMENT IN TENNESSEE, INC. 150 FOURTH AVENUE, NORTH NASHVILLE, TN 37219	NEW OWNER	105-15-15
This instrument prepared by: Boult, Cummings, Conners & Berry (CSS) P.O. Box 198062, Nashville, Tennessee 37219		

WHEREAS, H. David Smith and Rudy Thacker, by Deed of Trust, Assignment of Leases and Security Agreement (the "Deed of Trust") dated June 28, 1988, transferred and conveyed to John B. Hardcastle, Trustee, the property described in Exhibit "A" attached hereto (the "Property") (said Deed of Trust being of record in Book 7585, page 717, 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 8370, page 347, 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 for cash, at public outcry, at twelve o'clock (noon), Friday, August 23, 1991, at the Davidson County Courthouse, Nashville, Tennessee when and where DOMINION ASSET MANAGEMENT IN TENNESSEE, INC. ("Grantee"), became the last and highest bidder for cash at the price of Three Hundred One Thousand and no/100 Dollars ($ 301,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, 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 as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Charles S. Sanger, as Successor Trustee, and not 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. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Restrictive covenants contained in instrument of record in Book 1488, page 265, Register's Office for Davidson County, Tennessee.

3. All matters shown on Survey of Frank V. Neeley, dated June 3, 1988.

4. Agreement, easement and restrictions set out in deed from James E. Malone and wife to Metal Products Company, dated June 3, 1977, of record in Book 1491, page 228, said Register's Office.

5. 10-foot permanent easement conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by Metal Products Company, of Record in Book 4444, page 418, said Register's Office.

6. Easement for flow of Brown's Creek, and a telephone line across the front of said premises.

7. Memorandum of Lease and Collateral Assignment of Lease of record in Book 7608, page 527, said Register's Office.

8. Any and all other prior restrictions, encumbrances, or liens of any nature.

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

Dated this 23rd day of August, 1991.

Charles S. Sanger

Charles S. Sanger, as Successor Trustee, and not otherwise

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of August, 1991.

Notary Public

My Commission Expires: [illegible]

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 301,000.00 .

AFFIANT

Subscribed and sworn to before me this 23rd day of August, 1991.

Notary Public

My Commission Expires: 3/25/95

41940

Aug 26 2 40 PM '91

08.26 0101 03CHECK 1126-70

EXHIBIT "A"

TRACT I:

Land in Davidson County, Tennessee, being part of Tract No. 1 on the Plan of the lands of W. W. Berry, as of record in Book 421, page 26, Register's Office for Davidson County, Tennessee, described according to a survey made by Frank V. Neeley, dated June 3, 1988, as follows:

BEGINNING at an iron pin in the northerly margin of Craighead Street;

THENCE, with the northerly margin of Craighead Street, North 89 degrees 06 minutes 19 seconds West, 275.00 feet to an iron pin;

THENCE, North 00 degrees 53 minutes 41 seconds East, 18.00 feet to an iron pin;

THENCE, North 89 degrees 06 minutes 19 seconds West, 22.60 feet to an iron pin;

THENCE, leaving said margin of Craighead Street, North; 6 degrees 55 minutes 16 seconds East, 95.66 feet to an iron pin;

THENCE, North 21 degrees 38 minutes 02 seconds East, 227.46 feet to an iron pin;

THENCE, North 31 degrees 04 minutes 15 seconds East, 140.17 feet to an iron pin;

THENCE, South 75 degrees 58 minutes 24 seconds East, 107.76 feet to a concrete monument;

THENCE, South 3 degrees 23 minutes 00 seconds East, 423.73 feet to the point of beginning, containing 2.2375 acres, more or less.

TRACT II:

Being a 25-foot easement for a travelway running from the northeast corner of the above tract to Bransford Avenue, and more particularly described as follows:

Beginning at an iron pin at the northeast corner of the above tract and running thence, North 40 deg. East, to the westerly margin of Bransford Avenue; thence, with the margin of same, southerly 25 feet to a point; thence, South 40 deg. West to a point in the easterly line of said 2.1 acre tract 25 feet South of the iron pin at the beginning point; thence, with the easterly line of said 2.1 acre tract, North 3 deg. 23' West, 25 feet to the beginning.

The above described property was conveyed to Horrell Properties, Inc. by deed from J. Grandstaff Dale, Sr. and Perry Dale, Jr., d/b/a Dale's of record in Book 7396, page 472, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H. David Smith and Rudy Thacker by Deed from Horrell Properties, Inc., of record in Book 7585, page 712, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8428 PAGE 319

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
301000.00
CON TX 1113.70
PRFEE 1.00
WDEED 12.00
TOTAL 1126.70
CHECK 1126.70

08/26/91 01 14:42 0001 6934

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41940

TENNESSEE

Aug 26 2 40 PM '91

No. 453429