File Box 44

STATE OF Maryland
COUNTY OF Baltimore

The actual consideration or value, whichever is greater, for this transfer is $32,650.50.

Affiant

Subscribed and sworn to before me, this 24th day of September 1991.

Notary Public

My Commission Expires: 9/1/95

DEBORAH A. ROCHE NOTARY PUBLIC BALTIMORE COUNTY, MD.

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Bank of Baltimore 3rd Floor 205 West Centre Street Baltimore, Maryland 21201	SAME	Map 70-9 Parcel 48

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9590 10/02 0101 03CHECK 130.99

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Gary W. Shelton and wife, Carla D. Shelton, by a Deed of Trust (the "Deed of Trust"), dated April 1, 1987, of record in Book 7192, page 425, Register's Office for Davidson County, Tennessee, conveyed to John H. Lowe, as Trustee, the hereinafter described real property to secure the payment of a promissory note (the "Note") fully described in the Deed of Trust, which Note was made by Gary W. Shelton and Carla D. Shelton, was originally payable to OSCC of Tn, Inc., and was later assigned to Bank of Baltimore; and

WHEREAS, Bank of Baltimore, the owner and holder of the Note, removed John H. Lowe, as Trustee under the Deed of Trust, and appointed Justin T. Milam as Successor Trustee by an Appointment of Successor Trustee of record in Book 8413, page 42, Register's Office of said County; and

WHEREAS, default was made in payment of the Note, and such default continued for a period of more than ten (10) days after written notice thereof as provided in the Deed of Trust; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee sell the subject property in accordance with the terms of the Deed of Trust; and

WHEREAS, pursuant to instructions of Bank of Baltimore, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on August 8, 1991; August 15, 1991; and August 22, 1991; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front (South) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock A.M. on Thursday, August 29, 1991, and Bank of Baltimore (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of THIRTY-TWO THOUSAND SIX HUNDRED FIFTY AND 50/100 ($32,650.50) DOLLARS.

NOW, THEREFORE, Justin T. Milam, in his capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Grantee, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of the Lot No. 6 on the Plan of H. E. Simkin's Subdivisiion of the L.H. Curtis Land, of record in Book 547, page 39, Register's Office for said County, and described according to a copy of a survey thereof by Geo. W. Watkins, Surveyor, November 27, 1957, as follows:
>
> Beginning at an iron pin in the northerly margin of Curtis Street, 140 feet west of the west margin of Alpine Avenue; thence north 34° 15′ East 130 feet to an iron pin in the south line of the Ethel Harper Bryant Tract; thence with her south line, north 55° 30′ west 40 feet to an iron pin and north 66° 40′ west 30 feet to an iron pin which is the corner of the lot conveyed to Bobby R. Evilcizor and wife, by deed of record in Book 2736, page 35, said Register's Office; thence along the easterly line south 34° 15′ west 130 feet to an iron pin in the north margin of Curtis Street; thence with the margin of the same, South 66° 40′ east 30 feet and south 55° 30′ east 40 feet to the point of beginning.
>
> Being the same property conveyed to Gary W. Shelton and wife, Carla D. Shelton, by deed from James D. McWhirter and wife, Wilma Russell McWhirter, of record in Book 5138, page 802, said Register's Office.
>
> The street address of the above-described property is 3204 Curtis Street, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the aforesaid real estate free from all right of homestead exemption in and equitable redemption of the subject property, the statutory right of redemption, and all right of dower, courtesy, and statutory or elective rights in the subject property, all such rights being

waived in the Deed of Trust, 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.

IN WITNESS WHEREOF, Justin T. Milam, in his capacity as Successor Trustee, and not otherwise, has set his signature on this 29th day of August, 1991.

Justin T. Milam, Successor Trustee
Justin T. Milam, as Successor 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, Justin T. Milam, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 1991.

Sue Legg
Notary Public

My Commission Expires: 5-23-94

SHESTD

5153

IDENTIFICATION

Oct 2 2 09 PM '91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8455 PAGE 758

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	32650.50
CON TX	120.99
PRFEE	1.00
WDEED	9.00
TOTAL	130.99
CHECK	130.99

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/02/91 01 14:10 0001 959(

5.1.5.3.3.

IDENTIFICATION REFERENCE

OCT 2 2 09 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 464408