**THIS INSTRUMENT PREPARED BY:** Allison G. Lucas, Attorney at Law, Seventh Floor, First American Center, Nashville, Tennessee 37237-0721

| Address of New Owners: | Send Tax Statements To: | Map & Parcel: |
|---|---|---|
| W. H. Solomon, III | New Owner | 71-12-84 |
| 2076 Valley View | | |
| Joelton, TN 37080 | | |

# SUCCESSOR TRUSTEE'S DEED

**WHEREAS,** default was made in the terms, conditions and payments, provided for in a Deed of Trust dated September 25, 1989, executed by H.A.A., Inc., which is recorded in Book 7948, Page 560, Register's Office for Davidson County, Tennessee; and,

**WHEREAS,** said Deed of Trust was modified by instrument dated September 23, 1991 of record in Book 8470, Page 682, Register's Office for Davidson County, Tennessee which waived the provision in the Deed of Trust which required the foreclosure to occur at the Courthouse and allowed foreclosure at the property site; and,

**WHEREAS,** Guaranty Title Company, was appointed Successor Trustee by an instrument of record in Book 8452, Page 348, Register's Office for Davidson County, Tennessee; and,

**WHEREAS,** the entire indebtedness was declared due and payable by the lawful holder and owner of the indebtedness secured by said Deed of Trust; and,

**WHEREAS,** payment not having been made as demanded, Guaranty Title Company, Successor Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 12:00 o'clock Noon, Saturday, October 26, 1991, at the property site at 815 Cherokee Avenue, Nashville, Tennessee, to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but, subject to any and all mortgages, liens, claims and unpaid taxes that may be a lien against the property; and,

**WHEREAS,** an authorized representative of Guaranty Title Company, Successor Trustee, appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Two Hundred Thousand and no/100 ($200,000.00) Dollars by W. H. Solomon, III and said property was knocked off and sold to W. H. Solomon, III.

**NOW, THEREFORE,** in consideration of the premises and the sum of Two Hundred Thousand and no/100 ($200,000.00) Dollars cash in hand paid by W. H. Solomon, III, Guaranty Title Company, Successor Trustee, has this day bargained and sold and by these presents does transfer and convey to W. H. Solomon, III, his heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

LAND in Davidson County, Tennessee, being Lots Nos. 15 and 17 on the Plan of Walnut Grove Addition, as of record in Book 332, page 34, Register's Office for said County.

SAID Lots Nos. 15 and 17 front together 200.0 feet on the Northerly side of Cherokee Avenue and extend back 270.3 feet on the West Line and 282.6 feet on the East line to a dead line measuring 200.0 feet thereon.

BEING the same property conveyed to H.A.A., Inc. by deed from L. D. Clinard and wife, Patricia J. Clinard of record in Book 7948, page 524, Register's Office for Davidson County, Tennessee.

This description being the same as in the last conveyance of the subject property.

This is improved property known as 815 Cherokee Avenue, Nashville, Tennessee 37207.

And Guaranty Title Company covenants with the said W. H. Solomon, III, that it is lawfully seized and possessed of said real and personal property as Successor Trustee only, and by the terms of the above mentioned Deed of Trust, has a good right to sell and convey the same, and that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real property.

Guaranty Title Company further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real and personal property to W. H. Solomon, III, his heirs and assigns, against the lawful claims of any persons claiming by or through it as Successor Trustee, but no further or otherwise; it being its intention only to convey to no greater title in the subject real property than it received as Successor Trustee.

Witness my hand this 26th day of October, 1991.

GUARANTY TITLE COMPANY
(Successor Trustee)

By: Allison G. Lucas, V.P.
Allison G. Lucas
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Allison G. Lucas, with whom I am personally acquainted, and who acknowledged herself to be Vice President of Guaranty Title Company and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by herself as Vice President.

Witness my hand and seal at Nashville, Tennessee, this 26th day of October, 1991.

Martha Alley Dalton
NOTARY PUBLIC

My Commission Expires:

3-27-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $200,000.00.

Allison G. Lucas
Affiant

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

Notary Public

My Commission Expires:

3-27-93

6.3163

Nov 19 3 34 PM '91

0696 11/19 0101 03CHECK 750.00

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8489 PAGE 62

| | | |
|---|---|---|
| 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 | |
| | | | | 200000.00 |
| | | | CON TX | 740.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 9.00 |
| | | | TOTAL | 750.00 |
| | | | CHECK | 750.00 |
| 11/19/91 | 01 | | 15:35 0001 | 0696 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.3163

IDENTIFICATION REFERENCE

Nov 19 3 34 PM '91

FELIX Z. WILSON, REGISTER

No. 477782