This Instrument Prepared By:
Harwell Martin & Stegall, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

BOOK 8511 PAGE 881

| Address New Owners: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Union Planters National Bank<br>221 Fourth Avenue,North<br>Nashville, TN 37219 | Same | Map 33, Parcels<br>204, 207 and 208 |

## TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 4, 1987, of record in Book 7214, Page 146, Register's Office for Davidson County, Tennessee, Valda Martz and husband, Sam J. Martz, conveyed the property hereinafter described to Stephen C. Baker, Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, by instrument dated November 1, 1989, and of record in Book 7975, Page 40, Register's Office for Davidson County, Tennessee, the owner and holder of the debt secured by said Deed of Trust appointed Craig V. Gabbert, Jr., as Successor Trustee, in accordance with the provisions contained in said Deed of Trust;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and Union Planters National Bank, the lawful owner and holder of said indebtedness, having declared all of the unpaid balance due and payable called upon the undersigned Successor Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, Craig V. Gabbert, Jr., Successor Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on November 28, December 5 and 12, 1991, respectively;

WHEREAS, pursuant to said notice, the undersigned, Craig V. Gabbert, Jr., Successor Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the equitable and statutory rights of redemption and homestead, on December 19, 1991, at 12:00 noon at the south front door of the courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Union Planters National Bank was the highest and best bidder, the amount of its bid being in the sum of Ninety-eight Thousand Four Hundred Forty-four and 01/100 Dollars ($98,444.01).

NOW, THEREFORE, in consideration of the premises:

I, Craig V. Gabbert, Jr., Successor Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Union Planters National Bank, its successors and assigns, the property in Davidson County, Tennessee, to-wit:

Tract I:

Lot 3, Section One, Rivergate Acres, as shown on the Plan of record in Book 6250, page 205, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract II:

Lots 7 and 8, Section Two, Rivergate Acres, as shown on the Plan of record in Book 6250, page 206, said Register's Office, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Sam Martz and wife, Valda Martz by deed from Rivergate Acres, Inc., a Tennessee corporation of record in Book 6279, page 155, said Register's Office.

This conveyance is made subject to unpaid taxes, deeds of trust, restrictions, easements, and set back lines and all other matters of public record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Union Planters National Bank, its successors and assigns, forever.

I, Craig V. Gabbert, Jr., Successor Trustee, under the said Deed of Trust of record in Book 7214, Page 146, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Union Planters National Bank, its successors and assigns all of the right, title and interest in and to said property vested in me, and which I have right to transfer, in as full and ample a manner as I as Successor Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand as Successor Trustee this 19th day of December, 1991.

Craig V. Gabbert, Jr., Successor Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, Craig V. Gabbert, Jr., Successor Trustee, the within named 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, at office, this 19th day of December, 1991.

Debbie L. Sloan
NOTARY PUBLIC

My Commission Expires:
11-26-94

BOOK 8511 PAGE 883

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer, is $98,444.01, but this Deed contains no warranties.

AFFIANT

Sworn and subscribed to before me
this 19th day of December, 1991.

Dellie L Sloan
NOTARY PUBLIC

My Commission Expires:

11-26-94

CVG/e12
mertz.td

7.0821-

Dec 19 4 19 PM '91

4112 12/19 0101 03CHECK 374.08

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**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8511 PAGE 884

| | | |
|---|---|---|
| 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 | 98444.01 |
| CON TX | 364.08 |
| PRFEE | 1.00 |
| WDEED | 69.00 |
| ERR CO | |
| WDEED | 69.00- |
| WDEED | 9.00 |
| TOTAL | 374.08 |
| CHECK | 374.08 |

12/19/91 01 16:21 0001 4112

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0 8.2

IDENTIFICATION FEE

Dec 19 4 19 PM '91

**No.** 486606