THIS INSTRUMENT PREPARED BY:
Martin Sir, Attorney
808 Broadway
Nashville, TN 37203

SUCCESSOR TRUSTEE'S DEED

Address New Owner(s) As Follows	=	Send Tax Bills To	=	Map-Parcel Nos.
	=		=	
JERRY KARR, ET AL (Name)	=	SAME (Name)	=	105-04-0
P.O. Box 50242 (Address)	=		=	109.00
NASHVILLE, TN 37205 (City) (State) (Zip)	=		=	

mail

WHEREAS, by an installment deed dated February 24, 1981 and recorded in Book 5714, page 18, Register's Office for Davidson County, Tennessee, Roger J. Gonzalez and wife Mary F. Gonzalez conveyed to Morris Levine, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holders of the debt secured appointed the undersigned as Successor Trustee by instrument recorded in Book 8503, page 699 of said Register's Office;

WHEREAS, default was made in the terms and conditions of said Installment Deed, ad the beneficiaries requested the undersigned to advertise and sell said property under the terms and provisions of said Installment Deed; and

WHEREAS, in pursuance of said request of said beneficiaries, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Installment Deed, by which advertisement the sale was appointed to be held on the 2nd day of January, at 10:00 a.m. at the front door of the Metro Courthouse in Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for cash, at which sale Jerry Karr, Shirley Karr, Rose Schwartz, and Martha Karr Tate, being the highest and best bidders became the purchasers of said property at and for the sum of $19,300.00.

NOW THEREFORE, in consideration of the premises, the undersigned, Martin Sir as Successor Trustee, does hereby grant, bargain, sell and convey to the said Jerry Karr, Shirley Karr, Rose Schwartz, and Martha Karr, in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

> Being Lot Number 11 on the Plan of Trimble's Addition, as of record in Book 57, Page 53, Register's Office for said County.
>
> Said Lot Number 11 fronts 50 feet on the southerly side of North Hill Street, and runs back between parallel lines, 135.9 feet on the east line and 139 feet on the west line, to an alley measuring 50 feet thereon.
>
> Being the same property conveyed to Roger J. Gonzales and Mary F. Gonzales by deed from Jerry Karr, et al, dated February 24, 1981 and of record in Book 5714, Page 18 in the Register's Office for Davidson County, Tennessee. The real estate is improved property known as 25 North Hill, Nashville, Tennessee.
>
> Together with and including the Improvements located on the aforesaid Premises.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Jerry Karr, Shirley Karr, Rose Schwartz, and Martha Karr Tate, in fee simple forever, to whom the said Martin Sir, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under him as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Martin Sir as Successor Trustee, has caused this instrument to be executed this the 2 day of January, 1992.

Martin Sir, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3572 01/02 0101 03CHECK 81.41

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Martin Sir, the within named bargainer, 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 2ND day of JANUARY, 1992.

Notary Public

My commission expires: My Commission Expires SEPT. 25, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of the property is $ 19,300.

Affiant

Subscribed and sworn to before me this 2ND day of JANUARY, 1992.

Notary Public

My commission expires: My Commission Expires SEPT. 25, 1993

7.37.98

IDENTIFICATION REFERENCE

JAN 2 10 33 AM 92

PICK-UP

Karr.STD

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8520 PAGE 304

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 19300.00
CON TX 71.41
PRFEE 1.00
WDEED 9.00
TOTAL 81.41
CHECK 81.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 1854 0001 3572

7.37.98

IDENTIFICATION REFERENCE

JAN 2 10 33 AM '92

FELIX Z. WILSON, II

No. 490025