Mail

PREPARED BY: T. LARRY EDMONDSON
2nd Floor, 808 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR NO.
First Tennessee Bank National Association P.O. Box 119 Memphis, TN 38101	Same	Map 142-5-B 101

BOOK 8530 PAGE 638

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated November 16, 1987, executed by Norman G. Templeton and wife, Peggy L. Templeton to Dale L. Stegall, Trustee, of record in Book 7412, Page 695, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, First Tennessee Bank National Association, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 7412, Page 695, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming T. Larry Edmondson, as Successor Trustee by an instrument of record in Book 8209, Page 771, Register's Office for Davidson County, Tennessee; and

WHEREAS, T. Larry Edmondson, Successor Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 10:00 A.M., prevailing time on Friday, December 20, 1991, in the front door of the Davidson County Courthouse, Nashville, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homstead, dower and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims and unpaid taxes which may be a lien against said property; and

WHEREAS, the Successor Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of ELEVEN THOUSAND AND NO/100 DOLLARS ($11,000.00) by First Tennessee Bank National Association (hereinafter referred to as "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of ELEVEN THOUSAND AND NO/100 DOLLARS ($11,000.00) cash in hand paid by the Grantee, T. Larry Edmondson, Successor Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Being Unit Number R306 of Amended Section 3, River Plantation Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 4784, Page 464, as amended by instrument of record in Book 5784 at page 180, Register's Office for said County, the Plat of which is of record in Plat Book 4675 at page 75 thru 77, as amended in Plat Book 4675 at pages 103 thru 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Norman G. Templeton and wife, Peggy L. Templeton of record in Book 5478, Page 323, Register's Office for said County.

This is improved property known as 8300 Sawyer Brown Road, Unit R-306, Nashville, TN 37221.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs, successors, and assigns, forever.

And the Successor Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real 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 same is unencumbered except for any and all unpaid taxes that may be a lien against said real estate and a first mortgage Deed of Trust of record in Book 5478, Page 326, said Register's Office.

The Successor Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Successor Trustee, but no further or otherwise; it being the intention of the Successor Trustee only to convey to Grantee no greater title in the subject real estate than he received as Successor Trustee and that, as Successor Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agent, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 6th day of January, 1992.

T. LARRY EDMONDSON
Successor Trustee

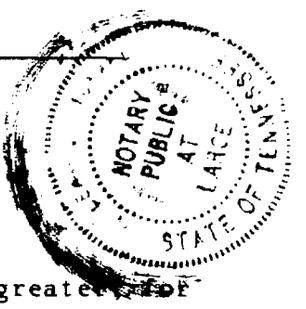
STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8530 PAGE 640

Personally appeared before me, Lea S. Rickard, a Notary Public for the State and aforesaid, T. Larry Edmondson, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 6th day of January, 1992.

Lea S. Rickard
NOTARY PUBLIC



MY COMMISSION EXPIRES: 1-11-92

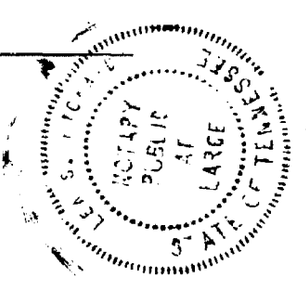
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $63,000.00.

T. Larry Edmondson
AFFIANT

Sworn to and subscribed before me on this 6th day of January, 1992.

Lea S. Rickard
NOTARY PUBLIC

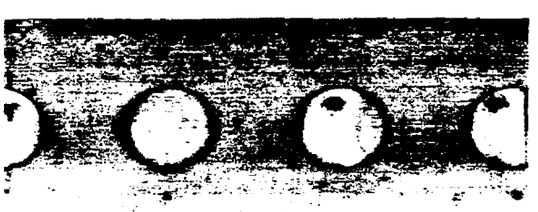


MY COMMISSION EXPIRES: 1-11-92

7716 01/17 0101 03CHECK 243.10

7.7.4 5 6

RECEIVED FOR REFERENCE
JAN 17 9 15 AM '92

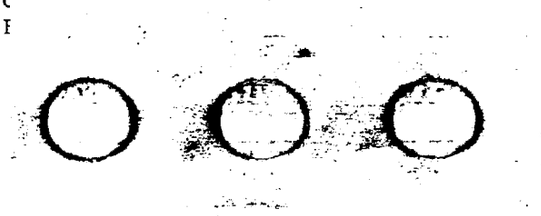


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8530 PAGE 641

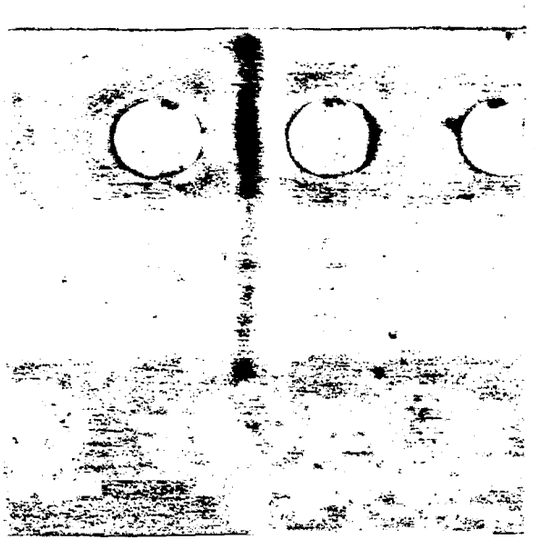


CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 63000.00
CON TX 233.10
PRFEE 1.00
WDEED 9.00
TOTAL 243.10
CHECK 243.10

01/17/92 01 09:14 0001 7716



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.4 5.6.

IDENTIFICATION REFERENCE

JAN 17 9 15 AM '92

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

No. 494115