SEND TAX BILLS TO NEW OWNER:
Maggie Vaught
216 Diane Drive
Madison, Tennessee. 37115

Map 93-15
Par. 318
15W-01760

THIS INSTRUMENT PREPARED BY:
JENNINGS & TOMKINS, ATTORNEYS
Suite 2240 L & C Tower
Nashville, Tennessee. 37219

SUCCESSOR TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated May 25, 1988, and recorded in Book 7553, page 719, Register's Office, Davidson County, Tennessee, NANCY ANN MOORE AND HUSBAND, ROBERT WILSON MOORE conveyed to Mark A. Ellmore, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated December 11, 1991 and recorded in Book 8510, page 175, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed James R. Tomkins as Successor Trustee; and

WHEREAS, default having been made in the terms, conditions and payments made as provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested James R. Tomkins, Successor Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, James R. Tomkins, Successor Trustee, did give twenty one days notice of the time, place and terms of the sale by advertisement (see proof of publication attached hereto as an exhibit) in three weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of December 26, 1991 and January 2, and 9th, 1992 stating that on January 17, 1992, at 11:00 A.M. at the front or South door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from equity of redemption, the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; restrictive covenants, easements, setback lines; and any and all other prior liens or encumbrances against said real property; and any and all redemption rights, including the right of redemption of any

governmental agency, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, James R. Tomkins, Successor Trustee, offered said property for sale at public outcry and sold said property to Maggie Vaught for $ 52,000.00 , which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid as set out above, the receipt of which is hereby acknowledged, and Maggie Vaught, being owner and holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and her indebtedness, together with expenses of said sale amounting to more than said bid, accordingly she is not required to pay any cash to the said Trustee. I, James R. Tomkins, Successor Trustee do hereby bargain and sell, and by these presents transfer and convey unto the said Maggie Vaught (hereinafter referred to as Grantee) her heirs and assigns, the following described property in the State of Tennessee, Davidson County, to-wit:

> Being the westerly part of Lot No. 111 in the Waverly Land Company's Plan of lots called "Waverly Place", as of record in Book 57, page 95, Register's Office for said County, Described as follows:
>
> Beginning at the northeast corner of Benton Avenue, formerly Harewood Avenue, and a 20-foot alley, and runs thence eastwardly with the north margin of said Benton Avenue, 60 feet; thence in a northerly direction 170 feet, more or less, to the southerly margin of an alley; thence westwardly with said alley 75 feet to the easterly margin of said first named 20-foot alley; thence southwardly with the easterly margin of said alley, 168.2 feet to the point of beginning.
>
> Being the same property conveyed to Nancy Ann Moore and husband, Robert Wilson Moore by deed from Maggie Vaught, single of record in Book 7553, page 716, Register's Office for Davidson County, Tennessee.

This is improved property located at 822 Benton Avenue, Nashville, Tennessee. 37204

TO HAVE AND TO HOLD said property with the appurtencances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns, forever, but subject to said Davidson County real estate taxes, restrictive covenants, easements, setback line and any and all prior liens or encumbrances against said real property.

And I do further transfer and assign unto the said Grantee all of the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this 17th day of January, 1992.

James R. Tomkins, Successor Trustee

SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Tomkins, Successor Trustee, the 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 and official seal at Nashville, Tennessee, on this 17th day of January, 1992.

Johnnie A Andrews Luker

MY COMMISSION EXPIRES 1-23-94 NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

7388 01/17 0101 03CHECK 205.40

The actual consideration or value, whichever is greater, for this transfer is $52,000.00

James R. Tomkins

Affiant

Subscribed and sworn to before me, this 17th day of January, 1992.

Johnnie A Andrews Luker

MY COMMISSION EXPIRES 1-23-94 NOTARY PUBLIC

7.7.5.8.1

IDENTIFICATION

JAN 17 11 09 AM '92

THE NASHVILLE RECORD

BOOK 8530 PAGE 954

198 STAHLMAN BLDG., NASHVILLE, TENN. 37201
Nashville's Oldest Legal and Statistical Newspaper . . . Since 1936

James R. Tomkins Re: Moore

AD NO. 2830 AMOUNT $34.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Betty Davis, being duly sworn, make oath that I am Bookkeeper, of the NASHVILLE RECORD, a weekly newspaper published in Nashville, Davidson County, Tenn.

I make further oath that the attached publication appeared in the same on the following dates:

December 26, 1991, January 2, 9, 1992

THE NASHVILLE RECORD

Betty Davis

Subscribed and sworn to before me,

this 17th day of January, 1992

Notary Public

My Commission Expires: Jan. 22, 1995

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

PROOF OF PUBLICATION
COPY OF ADV.

SUCCESSOR TRUSTEE'S SALE

Default having been made in the terms, conditions, provisions and payments made and provided for in Deed of Trust dated May 25, 1988, executed by NANCY ANN MOORE AND HUSBAND, ROBERT WILSON MOORE to MARK A. ELLMORE, Trustee, and recorded in Book 7553, page 719, Register's Office for Davidson County, Tennessee, to secure the indebtedness therein described, and the entire indebtedness having been declared due and payable as provided for in said Deed of Trust, and said payment not having been made, and the lawful owner and holder of said indebtedness having appointed the undersigned, James R. Tomkins, as Successor Trustee by written instrument recorded in the above mentioned Register's Office, notice is hereby given that I, James R. Tomkins, Successor Trustee, under the power and authority vested in me by said Deed of Trust, and having been requested to do so by the lawful owner and holder of said debt, will on

JANUARY 17, 1992,

at 11:00 A.M. (Eleven O'clock A.M.) at the front or South door of the Courthouse in Nashville, Davidson County, Tennessee, sell at public outcry to the highest and best bidder for cash, free from the statutory right of redemption, homestead and dower, and all other exemptions and rights of every kind, all of which are expressly waived in said Deed of Trust, the following described tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

Being the westerly part of Lot No. 111 in the Waverly Land Company's Plan of lots called "Waverly Place", as of record in Book 57, page 95, Register's Office for said County, Described as follows:

Beginning at the northeast corner of Benton Avenue, formerly Harewood Avenue, and a 20-foot alley, and runs thence eastwardly with the north margin of said Benton Avenue, 60 feet; thence in a northerly direction 170 feet, more or less, to the southerly margin of an alley; thence westwardly with said alley 75 feet to the easterly margin of said first named 20-foot alley; thence southwardly with the easterly margin of said alley, 168.2 feet to the point of beginning.

Being the same property conveyed to Nancy Ann Moore and husband, Robert Wilson Moore by deed from Maggie Vaught, single of record in Book 7553, page 716, Register's Office for Davidson County, Tennessee.

This is improved property located at 822 Benton Avenue, Nashville, Tennessee. 37204

This sale is subject to any and all Davidson County real estate taxes; restrictive covenants, easements, setback lines; any and all redemption rights, including the right of redemption of any governmental agency, State or Federal, and any and all other prior liens or encumbrances against said real property.

JAMES R. TOMKINS, SUCCESSOR TRUSTEE
401 Church Street
Suite 2240, L & C Tower
Nashville, Tennessee 37219

Insertion Dates: December 26, 1991, January 2, 9, 1992
AD NO. 2830

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

RECEIVED OF _____

FOR _____

BOOK 8530 PAGE 955

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	52000.00
CON TX	192.40
PRFEE	1.00
WDEED	12.00
TOTAL	205.40
CHECK	205.40

01/17/92 01 11:10 0001 7866

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.5.8 4.

IDENTIFICATION REFERENCE

JAN 17 11 09 AM '92

FELIX Z. WILSON, REGISTER

No. 494265