This Instrument Prepared by:
H. E. Collins, Attorney
Collins, Hedgepath, Lee & Young
4800 Charlotte Avenue
Nashville, Tennessee 37209

BOOK 8667 PG. 754

SUCCESSOR TRUSTEE'S DEED

Address New Owner	Send Tax Bills To:	Map & Parcel
H. C. DUKE	SAME	Map 90-8
7435 LAKEVIEW DRIVE		Parcel 199
NASHVILLE, TN 37209		8DA-26449

WHEREAS, Elmer Edward Vanatta, Jr. and wife, Rhonda Renee Vanatta, by Installment Deed dated March 31, 1988, transferred and conveyed unto H. E. Collins, Trustee, the property hereinafter described, said Installment Deed being of record in Book 7511, Page 856 and Modification Agreement dated January 3, 1991, of record in Book 8273, Page 54, Register's Office for Davidson County, Tennessee.

WHEREAS, the indebtedness secured by said Installment Deed and Modification Agreement, has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the undersigned, as Trustee, to foreclose said Installment Deed; and

WHEREAS: the undersigned Trustee, after due advertisement as required by law and as required by the terms of said Installment Deed, offered said land for sale, pursuant to the terms of said Installment, to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions expressly waived pursuant to the terms of said Installment Deed, at 11:00 A.M. July 2, 1992 at the Davidson County Courthouse at Nashville, Tennessee when and where

H. C. Duke

became the last and highest bidder for cash at the price of Forty-Six Thousand Eight Hundred Twenty Five and No/100 Dollars

NOW, THEREFORE, I, H. E. Collins, in my capacity as Trustee, and not otherwise, as aforesaid, in consideration of the premises and of the sum of $46,825.00 to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey into the said

his heirs or successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

Certain property in the State of Tennessee, County of Davidson, described as follows: to wit:

LAND in Davidson County, Tennessee being part of Lot No. 56 on the Plan of West Nashville Annex, as of record in Book 332, Page 11, Register's Office for said County, described as follows:

BEING part of the tract of land in the 8th Civil District of Davidson County, Tennessee, and beginning at a point in the center of Annex Avenue, 250 feet from the corner of Annex Avenue and Robertson Avenue; thence in a westerly direction 200 feet to an alley; thence in a northerly direction for 50 feet to a point; thence in an easterly direction 200' to the center of Annex Avenue; thence along the center of Annex Avenue in a southerly direction 50 feet to the point of beginning.

BEING the same property conveyed to Elmer Edward Vanatta, Jr. and wife, Rhonda Renee Vanatta, by installment Deed from H. C. Duke, unmarried, as of record in Book 7511, Page 856, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land and premises to the said H. C. Duke his heirs or successors and assigns, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions expressly waived in said Installment Deed, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, warrants the title to said property to the said H.C. Duke

his successors and assigns, against the lawful claims of all persons claiming by, through or under him. Said property is sold, however, subject to any and all unpaid taxes and assessments, interest and penalty, if any; restrictive covenants of record, and subject to any and all prior restrictions, easements, setback lines, liens of any nature, or other prior encumbrances of record.

IN WITNESS WHEREOF, THE UNDERSIGNED, H. E. Collins, in his capacity as Trustee, and not otherwise, has set his signature on this 2nd day of July, 1992.

H. E. Collins
Trustee, and not otherwise

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, H. C. Collins, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as such Trustee, and not otherwise.

WITNESS my hand and seal, at office in Nashville, this 2nd day of July, 1992.

Notary Public

My Commission Expires: 9-25-93.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $46,825.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

Subscribed and sworn to before me this 2nd day of July, 1992.

Notary Public

My Commission Expires: 9-25-93

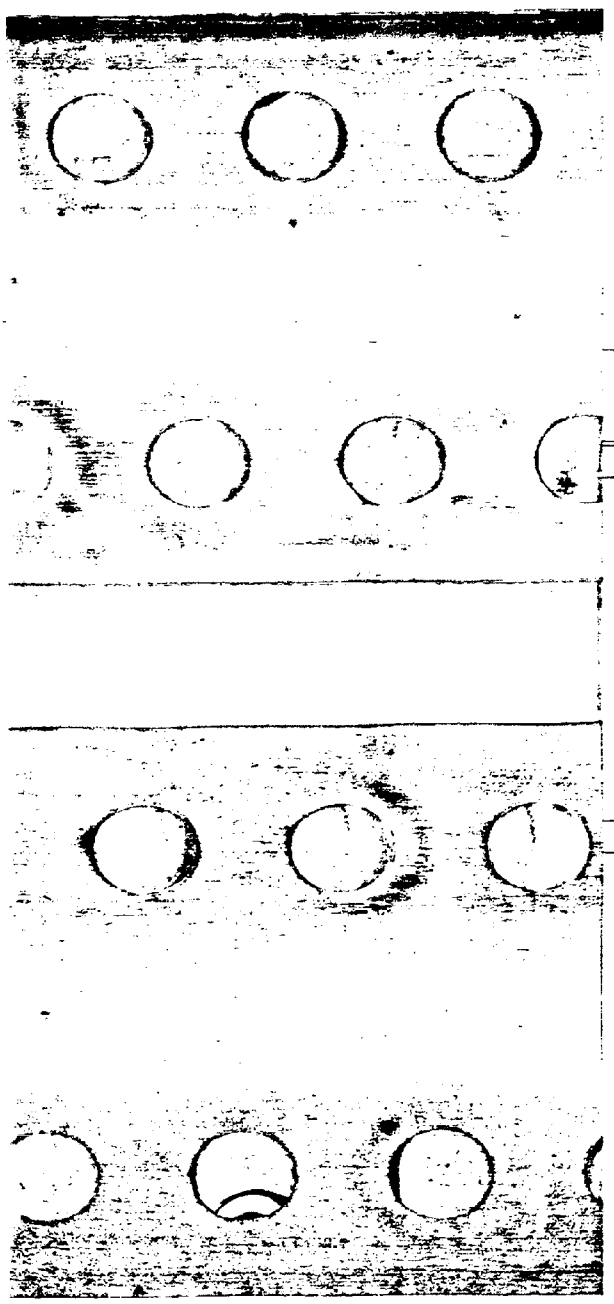
2477.6

IDENTIF. REFERENCE

JUL 2 1 55 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2329 07/02 0101 03CHECK 186-16



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

RECEIVED OF _____

FOR _____

BOOK 8667 PG. 757

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 46825.00
CON TX 173.16
PRFEE 1.00
WDEED 12.00
TOTAL 186.16
CHECK 186.16
07/02/92 01 13:56 0001 2329

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2477.8

IDENTIF. REFERENCE

JUL 2 1 55 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 547110