This Instrument Prepared By:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH (JCP)
Suite 600, 511 Union Street
Nashville, Tennessee 37219

| NEW OWNERS: | SEND TAX BILL TO: | MAP & PARCEL NOS: |
|---|---|---|
| First Tennessee Bank<br>National Association<br>511 Union Street<br>Nashville, TN 37219 | SAME | 72-9, 295 - Delmas<br>81-12, 2 - Arthur |

# SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust (the "Deed of Trust") dated June 6, 1991, and recorded in Book 8369, Page 227, Assignment of Rents and Leases recorded in Book 8369, page 233, assumption of Deed of Trust recorded in Book 6743, page 925, Assumption Agreement recorded in Book 6879, page 21 , Modification and Extension Agreement recorded in Book 7792, page 564 and re-recorded in Book 7795, page 578 and instrument recorded in Book 8278, page 487, all in the Register's Office for Davidson County, Tennessee, Ryan & Ryan, a Partnership composed of William V. Ryan and James R. Ryan, conveyed to John C. Phipps II, Trustee, the hereinafter described property (the "Property") for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured by the Deed of Trust appointed the undersigned ("Grantor") as Successor Trustee by instrument recorded in Book 8619, Page 805, said Register's Office; and

WHEREAS, default was made in the terms and conditions of the Deed of Trust, and the beneficiary requested the undersigned to advertise and sell the Property under the terms and provisions of the Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the Property was by the undersigned advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 9th day of June, 1992, at the front door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, the sale was called to order by the Successor Trustee at 12:00 Noon on June 9, 1992 and adjourned at 12:05 until June 23, 1992 at Noon. At which time the Successor Trustee again called the sale to order and adjourned same at 12:05 until June 26, 1992 at Noon. At which time, the Successor Trustee called the sale to order and adjourned same at 12:05 until June 29, 1992 at Noon. On June 29, 1992, the Successor Trustee again called the sale to order and adjourned same at 12:05 to July 1, 1992. On July 1, 1992, at 12:00 Noon, the sale was again called to order by the Successor Trustee and the sale was concluded;

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, First Tennessee Bank National Association ("Grantee", whether one or more), being the highest and best bidder, became the purchaser of the Property at and for the sum of Nineteen Thousand, Six Hundred Dollars ($19,600.00) for Tract I, 927 Delmas Avenue, and the sum of Sixteen Thousand, One Hundred Dollars ($16,100.00) for Tract II, 1702 Arthur Street, for a total sale of Thirty Five Thousand, Seven Hundred Dollars ($35,700.00) for both properties

NOW THEREFORE, in consideration of the premises, the undersigned, John

C. Phipps II, as Successor Trustee, does hereby grant, bargain, sell and convey to the Grantee, in fee simple forever, the Property, described as being in the County of Davidson and State of Tennessee, to wit:

TRACT I - MAP 72-9 PARCEL 195 - 927 Delmas Avenue

A tract of land in Davidson County, Tennessee, being the westerly one-half of Lot No. 15 on the Map of East Hill Addition as of record in Plat Book 332, page 33, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ryan & Ryan, a Partnership, by deed of record in Book 7702, page 236, said Register's Office and further conveyed to Dave Gober by Quitclaim Deed from W. V. Ryan and James R. Ryan of record in Book 8448, page 183, said Register's Office.

TRACT II - MAP 81-12 PARCEL 2 - 1702 Arthur Street

A tract of land in Davidson County, Tennessee, being Lot No. 309 on the Map of McGavock, Westmore, and Others First Addition to Nashville, called Town of McGavock, as of record in Plat Book 21, page 23, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ryan & Ryan, a Partnership, by deed from LBJ Properties, a general partnership between William V. Ryan and James R. Ryan, of record in Book 7702, page 240, said Register's Office and further conveyed to Dave Gober by Quitclaim Deed from W. V. Ryan and James R. Ryan of record in Book 8448, page 185, said Register's Office.

The above description is identical to that contained in the last instrument of record affecting this property.

TOGETHER WITH and including any improvements located on the property.

SUBJECT TO all unpaid taxes, any governmental zoning and subdivision ordinances in effect thereon and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD said described real estate unto Grantee, its successors and assigns, forever in fee simple.

Sale was advertised and made as Successor Trustee only, without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as Successor Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, John C. Phipps II, Successor Trustee, has executed these presents this 1st. day of July, 1992.

John C. Phipps II
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st. day of July, 1992, before me personally appeared John C. Phipps II, to be known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

My Commission Expires:

9/24/94

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $35,700.00 .

Affiant

Sworn to and subscribed before me, this 1st day of July, 1992.

Notary Public

My Commission Expires:

9/24/94

3774 07/08 0101 03CHECK 145.09

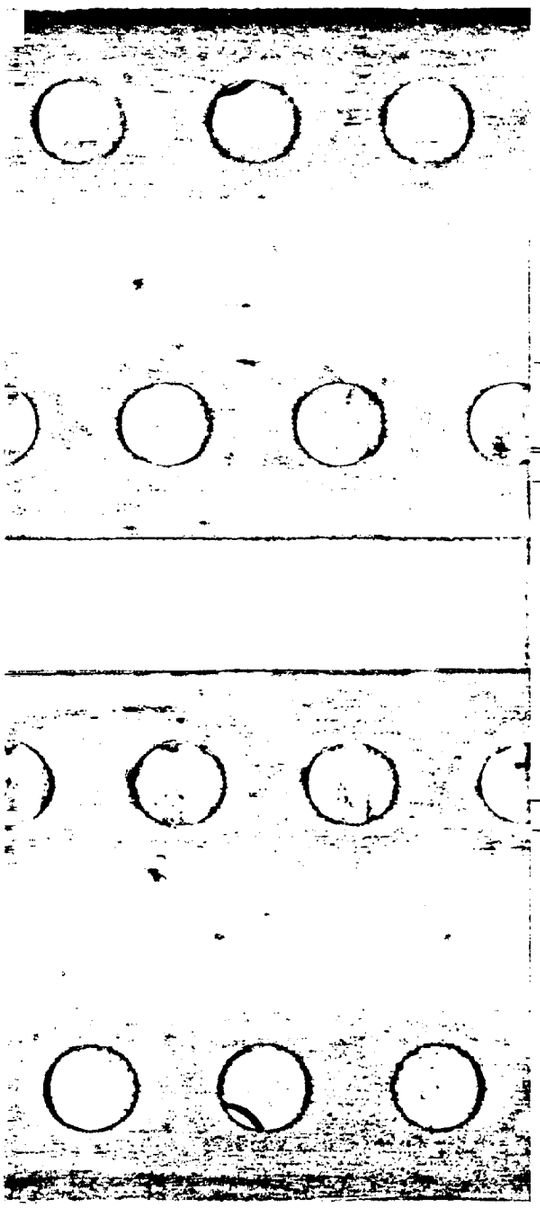
26023

IDENTIF. REFERENCE

JUL 8 3 17 PM '92

FELIX ... REGISTER
DAVIDSON COUNTY TN.

PICK-UP



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8671 PAGE 767

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | MAMT 35700.00 |
| | | | | ERR CO |
| | | | | MAMT 35700.00- |
| | | | | CAMT 35700.00 |
| | | | | CON TX 132.09 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 145.09 |
| | | | | CHECK 145.09 |
| | | | 07/08/92 | 01 15:18 0001 3774 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26023

IDENTIF. REFERENCE

JUL 8 3 17 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 548543