RETURN TO:

James Hatcher Hays
P.O. Box 3104
Brentwood, TN 37024

THIS INSTRUMENT PREPARED BY:

GARY R. THOMPSON, ATTORNEY
Third National Bank in Nashville
P.O. Box 2704, Uptown Station
Nashville, TN 37219

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SUCCESSOR TRUSTEE'S DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

James Hatcher Hays
P.O. Box 3104
Brentwood, TN 37024

SEND TAX BILLS TO:

James Hatcher Hays
P.O. Box 3104
Brentwood, TN 37024

MAP PARCEL NUMBERS: 161-11A-207, 06DU-76562

Jul 31 2 29 PM '92
DAVIDSON COUNTY TN

IDENTIF. REFERENCE

330 48

THIS INSTRUMENT made and entered into this 31st day of July, 1992, by and between Gary R. Thompson, Successor Trustee, and James Hatcher Hays hereinafter referred to as "Grantee".

W I T N E S S E T H:

WHEREAS, by deed of trust executed on the 1st day of April, 1976, of record in Book 5012, page 129, Register's Office for Davidson County, Tennessee, Ian Edmund McElwain and wife, Clotilda M. McElwain, conveyed certain real property to John A. Hubbard, Trustee, for the purpose of securing the indebtedness described therein; and

WHEREAS, by instrument of record in Book 5483, page 684, said Register's Office, the property described in the aforesaid deed of trust was conveyed to Richard L. Abrams and wife, Billie A. Abrams, and by instrument of record in Book 5493, page 899, said Register's Office, the said Richard L. Abrams and wife, Billie A. Abrams, assumed the indebtedness secured by the aforesaid deed of trust; and

WHEREAS, by instrument of record in Book 6052, page 471, said Register's Office, the said Billie A. Abrams conveyed her interest in the property to Richard L. Abrams; and

WHEREAS, the original Trustee elected not to serve and the owner and holder of the note evidencing the aforesaid indebtedness, as provided in said deed of trust and by instrument of record in Book 8447, page 915, Register's Office for Davidson County, Tennessee, appointed Gary R. Thompson, a resident of Davidson County, Tennessee, as Successor Trustee and vested him with all of the rights, powers and privileges of the original Trustee named in said deed of trust; and

WHEREAS, the indebtedness secured by said deed of trust was not paid as agreed, but default was made, and thereupon, at the request of

Third National Bank in Nashville, the holder of said indebtedness, the Successor Trustee did commence foreclosure of said property pursuant to the provisions of said deed of trust; and

WHEREAS, on Friday, the 31st day of July, 1992, at 12:00 o'clock noon at the south front door of the Metro Courthouse in Nashville, Tennessee, said Successor Trustee offered said real estate for sale, subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record and free from the statutory right of redemption, homestead, dower, and all other exemptions and martial rights, all of which were expressly waived and conveyed in the aforesaid deed of trust, and after being cried for a reasonable time, the property was sold to the highest bidder, the same being the Grantee, for the sum of $35,000.00 and said sum was in hand paid and then applied as by said deed of trust directed.

NOW, THEREFORE, this deed further witnesseth:

THAT for and in consideration of the said Grantee's having paid the Successor Trustee the sum of $35,000.00, the receipt of which is hereby acknowledged, the Successor Trustee has this day bargained and sold and does hereby sell, transfer and convey unto the said Grantee, his successors and assigns, forever, the following described real property in Davidson County, Tennessee:

> A certain parcel or tract of land in Davidson County, State of Tennessee, described as follows, to wit:
>
> Being Unit No. 207 on the Plan of Huntington Ridge Townhouses, of record in Book 4675, page 9, Register's Office for said County, to which reference is here made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Richard L. Abrams by deed from Clotilda M. McElwain of record in Book 5483, page 684, and by deed from Billie A. Abrams of record in Book 6052, page 371, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 450 Huntington Ridge Dr., Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid real property and any improvements thereon unto the said Grantee, his successors and assigns, in fee simple, forever, and in bar of all rights of redemption.

AND said Successor Trustee does hereby transfer, assign and set over unto the said Grantee all of the covenants and warranties in the aforesaid deed of trust and does hereby transfer, sell and convey unto said Grantee every right, title and interest which he as Successor Trustee holds by virtue of the said deed of trust and his appointment.

WITNESS the signature of the Successor Trustee on this the 31st day of July, 1992.

Gary R. Thompson
GARY R. THOMPSON
Attorney for Third National Bank
P.O. Box 2704, Uptown Station
Nashville, Tennessee 37219
Telephone: 615/748-5946
Reg. No. 6717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Theresa L. K. Tolson, a notary public in and for the aforesaid state and county, the within named Gary R. Thompson, Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained.

Witness my hand and affixed seal in Nashville, Davidson County, Tennessee, this 31st day of July, 1992.

Theresa L. K. Tolson
NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 27, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

James H. Hays
Affiant

Subscribed and sworn to before me, this the 31 day of July, 1992.

G Crandall Dep Clk
NOTARY PUBLIC

My ~~Commission Expires~~: _____

1553 07/31 0101 03CHECK 142.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8690 PAGE 287

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 12.00
TOTAL 142.50
CHECK 142.50

07/31/92 01 14:27 0001 1653

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33048

IDENTIF. REFERENCE

JUL 31 2 29 PM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 556303