Bm 41

This Instrument Was Prepared By:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
201 Fourth Avenue North
Nashville, Tennessee 37219
(615) 244-5200

[2714 Westwood Drive]

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Address New Owner(s) as Follows:
P.O. Box 121591
Nashville, TN 37203

Send Tax Bills To: Same

Map and Parcel No.: 118-2-225

Field Book No.: BH-02490

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into on this the 24th day of November, 1992 by Jeffrey R. King, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated October 28, 1985, of record in Book 6703, page 490 (the "Deed of Trust"), Henry T. Birdsong and wife, Mabel H. Birdsong, conveyed to Robert Ziegler, Trustee, for the benefit of Southern Mortgage Company, the hereinafter described real estate to secure repayment of certain indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, the Deed of Trust was assigned to United Companies Life Insurance Company by instrument of record in Book 6760, page 778, said Register's Office, was further assigned to Hibernia National Bank by instrument of record in Book 8037, page 13, and was further assigned to Third National Bank in Nashville by instrument of record in Book 8373, page 652, said Register's Office; and

WHEREAS, the Indebtedness became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the Indebtedness secured by the Deed of Trust declared the Deed of Trust to be in default, and notice was given of such default to Henry T. Birdsong and wife, Mabel H. Birdsong, in the manner required by the terms of the Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Indebtedness, Third National Bank in Nashville, appointed Jeffrey R. King to serve as Successor Trustee in place of Robert Ziegler in accordance with the terms of the Deed of Trust by an instrument of record in Book 8535, page 849, said Register's Office; and

WHEREAS, the lawful holder of the Indebtedness, Third National Bank in Nashville, directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in The Nashville Banner that the property would be sold at 12:00 (noon) o'clock p.m. on November 19, 1992, at the site of the property which is 2714 Westwood Drive, Nashville, Tennessee 37204, such advertisement appearing in said paper on October 28, 1992, November 4, 1992 and November 11, 1992, and sent a copy of such notice to Henry T. Birdsong and wife, Mabel H. Birdsong, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Ron

Chancey Productions, Inc., at the price of $115,000.00, this being the highest, last and best bid.

NOW, THEREFORE, I, Jeffrey R. King, Successor Trustee as aforesaid, in consideration of the premises and the sum of $115,000.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Ron Chancey Productions, Inc., its successors and assigns (the "Grantee") all of my right, title and interest in and to the following described real estate, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 69 and the northerly 25 feet of Lot No. 70 in the Plan of George I. Waddey's Subdivision of Westwood, which plan is of record in Book 3332, page 99, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Said Lot No. 69 and the northerly half of Lot No. 70 front together 75 feet on the easterly side of Seventh Avenue, South, extended, and run back eastwardly between parallel lines 180 feet to an alley in the rear.
>
> Being the same property conveyed to Henry Birdsong and Mable Birdsong by Deed from Jimmy C. York, of record in Book 6039, page 578, Register's Office for Davidson County, Tennessee.

This is improved property.

The street address of the property is 2714 Westwood Drive, Nashville, Tennessee 37204.

The Property is being sold AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS BEING SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

To have and to hold the aforesaid real estate, together with all improvements thereon as described above, free from the equity of redemption, any statutory right of redemption, homestead, dower and all other exemptions and marital rights as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following to the extent applicable on the date hereof:

(1) Any and all unpaid real and personalty taxes, plus penalty and interest, if any. Such taxes will not be pro-rated. Grantee assumes full liability for such taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which this foreclosure sale is had.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such prior easements, building lines, recorded plans and restrictions as may be applicable.

(5) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(8) Any and all deeds of trust and/or fixture filings which take priority over the Deed of Trust upon which this foreclosure sale is had.

(9) Any and all other matters, including, without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust under which the foreclosure was held.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Jeffrey R. King,
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laurenzo, a Notary Public of the State and County aforesaid, personally appeared Jeffrey R. King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 9 day of ~~November~~ December, 1992.

Denise M. Laurenzo
Notary Public

My commission expires: 11/26/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

011B 12/09 0101 03CHECK 438.50

The actual consideration or value whichever is greater, for this transfer is $115,000.00.

723451 FILED FOR RECORD DEC 9 3 27 PM

RON CHANGEY PRODUCTIONS, INC.

By: Ron Changey

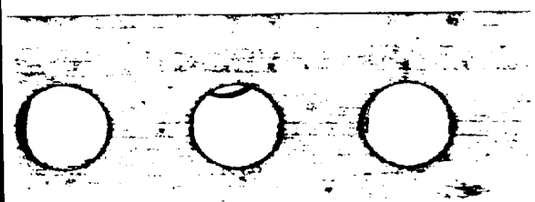
Title: Pres.

Subscribed and sworn to before me this the 9 day of November, 1992.
December

Denise M. Laurenzo
Notary Public

My commission expires:
11/26/96

27441.1 11/24/92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 115000.00
				CON TX 425.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 438.50
				CHECK 438.50
12/09/92	01			15:26 0001 0118

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72345

IDEAL REFERENCE

DEC 9 3 27 PM '92

DAVIDSON COUNTY

No. 593342