Box 41

BOOK 8931 PAGE 666

RETURN TO:

Michael D. and Karen Rippetoe
P.O. Box 78247
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:

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

SUCCESSOR TRUSTEE'S DEED

ADDRESS NEW OWNER(S) AND SEND TAX BILLS TO:

Michael D. and Karen Rippetoe
P.O. Box 78247
Nashville, TN 37207

MAP PARCEL NUMBERS: Map 41-16, Parcel 9

THIS INSTRUMENT made and entered into this 21st day of April, 1993, by and between Gary R. Thompson, Successor Trustee, and Michael D. Rippetoe et ux, Karen Rippetoe, hereinafter collectively referred to as "Grantee".

W I T N E S S E T H:

WHEREAS, by deed of trust executed on the 12th day of May, 1987, of record in Book 7237, Page 742, Register's Office for Davidson County, Tennessee, Edmund G. Bruchet and wife, Mary H. Bruchet conveyed certain real property to Paul R. White, Trustee, for the purpose of securing the indebtedness described therein; and

WHEREAS, 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 8866, Page 727, 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 Thursday, the 15th day of April, 1993, at 1:00 o'clock p.m. at the property location 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 $105,000.00 and said sum was in hand paid and then applied or credited by Third National Bank, to the outstanding indebtedness, 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 $105,000.00, 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, and Grantee's heirs and assigns, forever, the following described real property in Davidson County, Tennessee:

> Land in the 11th Civil District of Davidson County, Tennessee, being the northerly parts of Lots Nos. 127 and 128, Kemper Heights, of record in Book 2331, page 66, R.O.D.C., Tennessee, described as follows:
>
> Beginning at a concrete monument in the east right of way line of the Dickerson Road, said concrete monument being 40.0 feet from the center line of Dickerson Road and 55 feet south of the center line of Westchester Drive; thence with a curve of 25 feet radius, to the right, 39.23 feet to a concrete monument in the south right of way of Westchester Drive and 30 feet from the center line thereof; thence continuing with the southerly right of way of Westchester Drive, along the curve of 440 feet radius, 170.36 feet to an iron stake; thence leaving Westchester Drive, south 21 degrees 31 minutes east 225 feet more or less to an iron stake; thence north 89 degrees 28 minutes west, 277 feet, more or less, to an iron stake in the easterly right of way of Dickerson Road; thence with the east right of way of Dickerson Road, parallel to and 40 feet easterly from the center line thereof, north 0 degrees 32 minutes east 150 feet to the beginning.
>
> Being the same property conveyed to Edmund G. Bruchet and wife, Mary Helen Bruchet, by deed from Exxon Corporation, of record in Book 7237, page 736, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 3725 Dickerson Road, Nashville, TN

TO HAVE AND TO HOLD the aforesaid real property and any improvements thereon unto the said Grantee, Grantee's heirs 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.

The real property conveyed herein is conveyed subject to the rights and privileges of the State of Tennessee to redeem the property as provided for in Tennessee Code Annotated § 67-1-1433(c)(1).

WITNESS the signature of the Successor Trustee on this the 21st day of April, 1993.

Gary R. Thompson
GARY R. THOMPSON
Successor Trustee
P.O. Box 2704, Uptown Station
Nashville, Tennessee 37219
Telephone: 615/748-5946

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Theresa L. Dotson, 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 21st day of April, 1993.

Theresa L. Dotson
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 $105,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of April, 1993.

Colleen M. Buchanan
NOTARY PUBLIC

My Commission Expires: March 23, 1996

Please Reply to:

P.O. Box 2704, Uptown Station
Nashville, Tennessee 37219
Telephone (615) 748-5946
Fax # (615) 748-4228

201 Fourth Avenue North 37219 / P.O. Box 305110, Nashville, Tennessee 37230-5110

Legal Department

GARY R. THOMPSON
Vice President
and Staff Counsel

Please stamp rec'd & return

HAND DELIVERY

March 10, 1993

BOOK 8931 PAGE 669

Wilbur E. Hooks
Special Procedures Staff
Tennessee Department of Revenue
Andrew Jackson State Office Bldg.
Nashville, TN 37242

RE: Notice of Non-judicial Foreclosure

Dear Mr. Hooks:

Please accept this letter as notice of a non-judicial foreclosure sale of certain real property titled to Edmund G. Bruchet and wife, Mary H. Bruchet and located at 3725 Dickerson Road, Nashville, Tennessee. The property is described in a notice of foreclosure sale, a copy of which is enclosed herewith.

Please note that the sale is scheduled for 1:00 p.m. on the 15th day of April, 1993 at the property location in Nashville, Tennessee.

I am also enclosing a copy of the notice of state tax lien dated September 25, 1992, and being of record in Book 8743, page 466, Register's Office for Davidson County, Tennessee. The lien reflects a lien against Edmund G. Bruchet, with an address of 3725 Dickerson Road in Nashville.

My foreclosure is at the request of Third National Bank which holds a first mortgage deed of trust on the property, that deed of trust being given May 12, 1987 and being of record in Book 7237, page 742, Register's Office for Davidson County, Tennessee. That deed of trust secures a debt in the principal sum of $130,000.00 plus interest and foreclosure expenses. The present debt is $116,816.12 plus foerclosure expenses.

The Bank seeks to sell the property free and clear of the state tax lien and I am herewith providing to you the required 25 days notice prior to sale. The sale will be advertised in the Nashville Business Journal.

TAX ENFORCEMENT

Wilbur E. Hooks
Special Procedures Staff
Tennessee Department of Revenue
March 10, 1993
Page 2

REGISTER PM 3:34 BOOK 8931 PAGE 670

TENNESSEE
DEPARTMENT OF REVENUE

I am enclosing a duplicate of this letter and am requesting that you acknowledge the date and time of receipt on the duplicate and return it to me. If you have questions, please feel free to contact me.

Very truly yours,

Gary R. Thompson

Gary R. Thompson
Attorney for Third National Bank

GRT:tld

Enclosure

cc: Joe Sadler
Clive Anderson

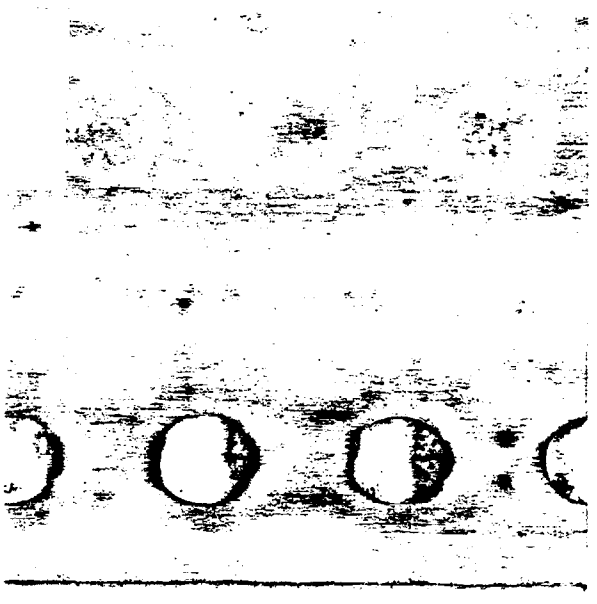
14530

IDENTIFICATION REFERENCE

APR 30 12 28 PM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

1002 04/30 0101 03CHECK 409.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

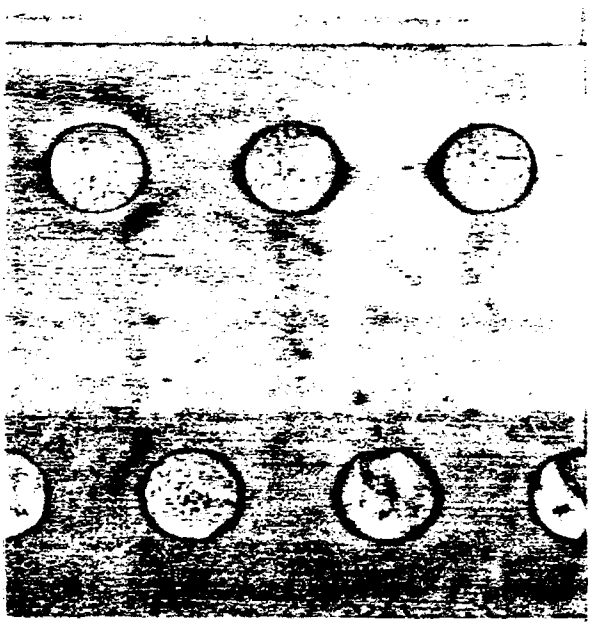
RECEIVED OF _____

FOR _____

BOOK 8931 PAGE 671

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 105000.00
CON TX 388.50
PRFEE 1.00
WDEED 20.00
TOTAL 409.50
CHECK 409.50

04/30/93 01 12:26 0001 1002

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4530

IDENTIFICATION REFERENCE

APR 30 12 20 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 645686