THIS INSTRUMENT PREPARED BY:
BRIAN O. BOWHAN
MORROW AND ASSOCIATES
3221 Nolensville Road
Suite 102
Nashville, TN 37211
(615) 832-0138

DAVIDSON COUNTY, TN
May 13 4 05 PM '93
IDENTIFICATION REFERENCE
19459
PICK-UP

NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Liberty Baptist Church 325 Elberta St. Nashville, TN 37210	Liberty Baptist Church c/o William Taylor 3704 Tibbs Drive Nashville, TN 37211	Map 118-8 Parcel 121 Ts

TRUSTEE'S DEED OF CORRECTION

WHEREAS, on December 12, 1984, Billy W. Stephens and wife, Carolyn S. Stephens, executed an Installment Deed to Charles C. Morrow, Trustee, to secure a Promissory Note in the original amount of Thirty-Seven Thousand Two Hundred and Fifty and 00/100 ($37,250.00) DOLLARS same being payable to Liberty Baptist Church, said note being payable in monthly installments as set out in the Installment Deed aforesaid of record in Book 6451, page 259, Register's Office for Davidson County, Tennessee; and

WHEREAS, default having occurred in the payment of said note, and in accordance with the terms of said Note and Installment Deed, the holder thereof declared the entire indebtedness due and owing, and;

WHEREAS, said advertisement incorrectly specified the correct date that said sale was to be held and further, the sale was held by Brian O. Bowhan, a law partner of Charles C. Morrow as Charles C. Morrow, the Trustee, was out of the state of Tennessee and couldn't hold the sale himself as it required, and

WHEREAS, the State of Tennessee having filed a tax lien against Billy M. Stephens and Carolyn S. Stephens, subsequently lien of Liberty Baptist Church was inadvertently not notified of the foreclosure that was to occur on Friday, August 20, 1992; and

WHEREAS, the Trustee did execute a Trustee Deed to the mortgage holder for its indebtness and the highest bid, which deed is recorded in Book 8734, page 724 RODC, thus this deed of corrections, and;

WHEREAS, the owner and holder of the said indebtedness directed the Trustee, under the Trust Instrument as recorded in Book 6451, page 259, to re-institute foreclosure proceedings in order to correct the errors that occurred in the prior foreclosure and especially to notify the State of Tennessee in order to give the State of Tennessee sufficient time to file any opposition to the re-foreclosure action. Pursuant to said direction, Charles C. Morrow, Trustee, did notify the Commissioner of Revenue for the State of Tennessee by certified mail on January 25, 1992 of the proposed foreclosure and did re-advertise said property for sale by giving three (3) consecutive publications, namely; January 28, February 4, and 11, 1993 in the Nashville Record, a newspaper published in Davidson County, Tennessee, for cash and in bar of the equities of redemption, dower, and homestead, and all other exemptions of every kind, all of which are expressly waived in the Installment Deed.

PURSUANT to said advertisement, on Friday, February 26, 1993, at 11:00 a.m. at the Front Door of the Courthouse in Davidson County, Tennessee, Charles C. Morrow, Trustee, under the Trust Instrument as of record in Book 6451, page 259, did personally offer for sale at public outcry to the highest bidder, the real estate hereinafter described for cash in bar of the hereinabove mentioned equities as provided in said Installment Deed, at which time Liberty Baptist Church submitted the highest and best bid of Eighteen Thousand and 00/100 ($18,000.00) DOLLARS.

NOW, THEREFORE, in consideration of the premises, Charles C. Morrow, Trustee does hereby sell, transfer and re-convey to Liberty Baptist Church, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to wit:

> Land in Davidson County, Tennessee being Lot No 202 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County.

Said Lot No. 202 fronts on the westerly side of Cruzen Avenue and extends back between parallel lines, with the southerly margin of Melrose Avenue, 150 feet to an alley.

Being the same property conveyed to Billy W. Stephens and wife, Carolyn S. Stephens by deed from Liberty Baptist Church of record in Book 5844, page 887, Register's Office for Davidson County, Tennessee.

This is improved property located at: 2401 Cruzen, Nashville, TN.

I, Charles C. Morrow, Trustee, re-convey to Liberty Baptist Church, all the rights conveyed to him as said Trustee, in said Installment Deed, including such covenants and warranties as he, as such Trustee, may lawfully make, all his actions in the premises being solely as Trustee and not otherwise, under the power vested in him under said Installment Deed hereinafter referred to and not as an individual.

WITNESS my hand in Nashville, Tennessee, this 12 day of March, 1993.

CHARLES C. MORROW

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 Charles C. Morrow, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of March, 1992.

NOTARY PUBLIC

My Commission Expires:

7-24-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $18,000.00.

AFFIANT

Subscribed and sworn to before me, this the 13th day of March, 1993.

NOTARY PUBLIC

My Commission Expires:

7-24-93

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