01840

IDENTIF. & REFERENCE

This instrument prepared by:

JONES & SHOCKLEY
1319 Fifth Avenue North
Nashville, TN 37208

93 DEC 29 PM 1:56

REGISTER
DAVIDSON COUNTY, TN.

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map and Parcel No.: |
|---|---|---|
| Joyce J. Jones and<br>Kelly K. Jones<br>908 Holly Forest Drive<br>Nashville, TN 37221 | Same as New Owner | 157-92, 7D-37328 |

BOOK 9202 PAGE 617

# SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into on this 22nd day of December, 1993, by Susan Short Jones, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated the 15th day of September, 1988, of record in Book 7670, page 93, Register's Office for Davidson County, Tennessee, Bailey G. Heflin, Jr., unmarried, conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described real estate, to secure payment to Metropolitan Federal Savings and Loan Association for a certain indebtedness described in the Deed of Trust (the "Indebtedness"); 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 Bailey G. Heflin, Jr., but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Indebtedness, the Resolution Trust Corporation (the "RTC"), as Receiver for Metropolitan Federal Savings and Loan Association, F. A., appointed Susan Short Jones to serve as Successor Trustee in place and stead of Attorneys Title Company, Inc., in accordance with the terms of the Deed of Trust by an instrument of record in Book 8943, page 229, said Register's Office; and

WHEREAS, the lawful holder of the Indebtedness, the RTC, as Receiver for Metropolitan Federal Savings and Loan Association, F. A., 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 Record that the property would be sold at 10:30 a.m., December 14, 1993, at the front door of the Davidson County Courthouse in Nashville, Tennessee, such advertisement appearing in said paper on November 11, 1993, November 18, 1993, and November 25, 1993, and a copy of such notice was sent to Bailey G. Heflin, Jr., 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 Joyce J. Jones and Kelly K. Jones, at the price of Two Hundred Fifty-Five Thousand Seven Hundred Forty-Seven and No/Hundredths Dollars ($255,747.00) this being the highest, last and best bid.

NOW, THEREFORE, I, Susan Short Jones, Successor Trustee as aforesaid, in consideration of the premises and the sum of Two Hundred Fifty-Five Thousand Seven Hundred Forty-Seven and No/Hundredths Dollars ($255,747.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and

convey unto Joyce J. Jones and Kelly K. Jones, their successors and assigns (the "Grantee") all of my right, title and interest in and to the following described real estate, together with any and all improvements, fixtures, appurtenances, easements, and privileges thereunto belonging, of whatever nature or kind erected or hereinafter erected therein or thereon, 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. 10 on the Plan of Devonshire Manor, Section One, of record in Book 5200, pages 122 and 123, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bailey G. Heflin, Jr., unmarried, by Quitclaim Deed from Robert S. Anderson and wife, Patricia Anderson, of record in Book 7670, page 91, Register's Office for Davidson County, Tennessee.

The street address of this Property is Lot 10 Devonshire, 2425 Old Hickory Boulevard, Nashville, Tennessee 37221.

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 of all rights of equitable and statutory redemption, homestead, dower, curtesy and all other exemptions of every kind, all of which were waived in the Deed of Trust, 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 not filed, 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, records 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.

Susan Short Jones
Successor Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, ANGELITA BLACKSHEAR, a Notary Public of the State and County aforesaid, personally appeared Susan Short Jones, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Successor Trustee, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 22 day of December, 1993.

Angelita Blackshear
Notary Public

My Commission Expires: My Commission Expires Nov. 22, 1997

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $265,747.00.

Susan Short Jones
Affiant

Subscribed and sworn to before me this the 22 day of DECEMBER, 1993.

Angelita Blackshear
Notary Public

My Commission Expires: My Commission Expires Nov. 22, 1997

9579 12/29 0101 03CHECK 559.00

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9202 PAGE 620

| | | |
|---|---|---|
| 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 255747.00 |
| | | | | MOR TX 946.09 |
| | | | | PRFEE 1.00 |
| | | | | TDEED 12.00 |
| | | | | TOTAL 959.09 |
| | | | | CHECK 959.09 |
| 12/29/93 | 01 | | | 13:57 0001 9579 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

IDENTIF. & REFERENCE 01840

93 DEC 29 PM 1:56

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

**No. 739517**