Box 15
WP

This instrument prepared by:

WILLIAMS & PROCHASKA, P.C. (WMC)
L & C Tower
401 Church Street, Suite 2600
Nashville, Tennessee 37219

BOOK 9271 PAGE 116

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
H&R Investments 424 Church Street Suite 1200 Nashville, TN 37219	Same	51-15-A Parcel 52

CORRECTED TRUSTEE'S DEED

This instrument is made on this 3rd day of March, 1994, by Ernest B. Williams, IV, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated the 13th day of July, 1992, of record in Book 8677, page 850, Register's Office for Davidson County, Tennessee (the "Deed of Trust") James E. Ball and wife, Karen D. Ball conveyed to Leon Sharber, Trustee, the hereinafter described real estate, to secure payment to H&R Investments, a Tennessee partnership, of a Note dated July 13, 1992, in the original principal amount of Thirty-Eight Thousand and No/100 Dollars ($38,000.00) (the "Note"); and

WHEREAS, the lawful holder of the Note, H&R Investments, appointed Ernest B. Williams, IV to serve as Successor Trustee in place of Leon Sharber in accordance with the terms of said Deed of Trust by an instrument of record in Book 9200, page 832, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and the required notice was given of such default to James E. Ball and wife, Karen D. Ball, in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust 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 public auction at the Main South door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on January 6, 13 and 20, 1994, and sent a copy of such notice to James E. Ball and wife, Karen D. Ball and following such notice the default was not cured; and

WHEREAS, the Successor Trustee offered the property for sale on February 3, 1994 at 11:00 a.m. at the Main South door of the Courthouse in Davidson County, Tennessee, and after opening the floor for competitive bids, sold said property to **H & R Investments**, at the price of $33,551.00, this being the highest, last and best bid.

NOW, THEREFORE, I, Ernest B. Williams, IV, Successor Trustee as aforesaid, in consideration of the premises and the credit bid of $33,551.00, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **H & R Investments**, its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being Unit No. K52 as shown on the Plat of Quail Creek of record in Book 6328, pages 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, page 44, et seq., said Register's Office.
>
> Being the same property conveyed to James E. Ball and wife, Karen D. Ball, from H&R Investments, a Tennessee general partnership by deed of record in Book 8677, page 847, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all right of homestead exemption, equitable and statutory redemption, and dower and courtesy 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:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

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

(4) Such easements 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 other liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

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

Ernest B. Williams, IV
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Vicki L. Orvick, a Notary Public of the State and County aforesaid, personally appeared **Ernest B. Williams, IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evident), 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 3 day of March, 1994.

Notary Public

My commission expires: Sept 24, 1994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 3rd day of March, 1994.

Notary Public

My commission expires: September 24, 1994

24957
IDENTIF. ↑ REFERENCE

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