This Instrument Prepared By:
Richard K. Smith
Parker, Lawrence, Cantrell & Dean
200 Fourth Avenue, North
5th Floor, Noel Place
Nashville, Tennessee 37219

Owner: First Security Bank of Tennessee
Send Tax Bills To:
616 Marriott Drive
Nashville, TN 37214
Map&Parcel: 83-6-380

Mail

TRUSTEE'S DEED

BOOK 9279 PAGE 117

WHEREAS, Stephen C. Holt and wife, Michelle R. Holt, by Deed of Trust dated October 11, 1984, of record in Book 6403, page 956, of the Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, to secure payment of a Promissory Note as more fully described in said Deed of Trust, payable to First Security Bank of Tennessee as successor to Security Federal Savings and Loan Association of Nashville, pursuant to Notice of Merger filed January 7, 1993, of record in Book 8835, page 555, Register's Office of Davidson County, Tennessee; and

WHEREAS, Hugh J. Bradley has been appointed Successor Trustee by the owner and holder of said Note by instrument of record in Book 9220, page 864, of the Register's Office for said County; and

WHEREAS, default occurred in the terms and conditions of said Note and/or Deed of Trust and the lawful owner called on Hugh J. Bradley, Successor Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Successor Trustee did, therefore, pursuant to the authority vested in him as Successor Trustee, and pursuant to the terms and provisions of said Deed of Trust advertise the property by publishing a Notice of Sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on February 17, February 24 and March 3, 1994 at the courthouse in Davidson County, Tennessee at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to any and all taxes, liens, restrictions, restrictive covenants, easements, setback lines, encumbrances, and rights pertaining thereto which may effect the property.

Pursuant to said Notice of Sale, the Successor Trustee, at the time and place affixed therein, offered the property for sale to the highest bidder for cash and sold said property to First Security Bank of Tennessee, for or the sum of Thirty-Eight Thousand Sixteen and 92/100 ($38016.92), this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its note and its permissible expenses and fees incurred as of the date of sale, the Successor Trustee has this date bargained and sold and does hereby sell, transfer and convey unto First Security Bank of Tennessee, its successors and assigns, the following described real property in Davidson County, Tennessee, and more particularly described as follows:

> Being Lots No. 10 and 11 on the Plan of McEwen Place, of record in Book 332, page 133, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.
>
> Said Lots No. 10 and 11 front 68.5 feet on the southerly margin of Eastland Avenue and extends back 139.0 feet on the westerly line and 138.4 feet on the easterly line to a line in the rear measuring 67.0 feet thereon.

Being the same property conveyed to Stephen C. Holt and wife, Michelle R. Holt, by deed from David J. Jenkins and wife, Terrie Jenkins, of record in Book 6403, page 953, and futher conveyed to Stephen C. Holt by Quitclaim Deed from Michelle R. Holt, of record in Book 7937, page 974, of said Register's Office.

TO HAVE AND TO HOLD, the aforesaid real estate, together will all improvements thereon, upon the said First Security Bank of Tennessee, its successors and assigns, in fee simple, forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all being put in previous writing.

And the Successor Trustee does hereby transfer, assign and set over to the said First Security Bank of Tennesse, its successors and assigns all the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do as Successor Trustee, but no futher or otherwise. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penality, if any.

2. Plan of record in Book 332, page 132, of said Register's Office.

3. Deed of Trust of record in Book 5411, page 711, said Register's Office.

4. Bankruptcy filed at Bankruptcy File# 91-08736, by Stephen Carey Holt, SS# [redacted]5852.

5. Any and all prior restrictions, encumbrances, or liens of any nature including without limitation the right(s) of redemption of any taxing authority.

94 MAR 15 AM 11:59
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

27931
IDENTIFICATION REFERENCE

WITNESS my hand this 15th day of March, 1994.

Successor Trustee

Hugh J. Bradley

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public, in and for the above state and county, the above-signed Hugh J. Bradley, with whom I am personally acquainted, or who identified himself to my satisfaction, who acknowledged himself to be the Successor Trustee, and who acknowledged that as such Successor Trustee, he was authorized to sign the foregoing document and duly being sworn he did so sign by affixing his name hereto.

Witness my hand and seal this 15th day of March, 1994.

L. Scott Ward
NOTARY PUBLIC

My Commission Expires:

3-23-96

AFFIDAVIT BOOK 9279 PAGE 119

The actual consideration or value of this transfer whichever is greater is $ 38016.92/100.

F. M. Runyan
AFFIANT

Sworn to and subscribed before me this 15th day of March, 1994.

J. Scott Ward
NOTARY PUBLIC

My Commission Expires:
3-23-96

1941 03/15 0101 03CHECK 153.60

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **9279** PAGE **120**

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 38016.92
				CON TX 140.60
				PRFEE 1.00
				WDEED 12.00
				TOTAL 153.60
				CHECK 153.60
			03/15/94	01 11:19 0001 1941

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27931
IDENTIF. & REFERENCE

94 MAR 15 AM 11:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 767313