41

This instrument prepared by:
Robert C. Goodrich, Jr.
FARRIS, WARFIELD & KANADAY
Suite 1900, 424 Church Street
Third National Financial Center
Nashville, Tennessee 37219

BOOK 9281 PAGE 122

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel:
Third National Bank in Nashville 444 James Robertson Parkway Post Office Box 305110 Nashville, Tennessee 37230-5110	Same	39-0-228

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this the 16 day of March, 1994, by Robert C. Goodrich, Jr., Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, Oscar Wayne Carney, Jr., and wife, Yolonda Carol Carney, by a Deed of Trust (the "Deed of Trust") dated September 23, 1988, of record in Book 7662, page 554, Register's Office for Davidson County, Tennessee, conveyed to Paul R. White, Trustee, the hereinafter described property to secure the payment of the indebtedness described in the Deed of Trust, which indebtedness is presently held and owned by Third National Bank in Nashville; and

WHEREAS, Julian L. Bibb was appointed successor trustee in place and stead of Paul R. White by instrument of record in Book 8572, Page 48, Register's Office for Davidson County, Tennessee; and

WHEREAS, the undersigned, Robert C. Goodrich, Jr., was duly appointed as Successor Trustee for Julian L. Bibb, said appointment being set forth in Book 9248, page 851, Register's Office for Davidson County, Tennessee.

WHEREAS, the indebtedness secured by the 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 the Deed of Trust declared the Deed of Trust to be in default, and notice was given of such default, 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 12:00 noon on March 14, 1994, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on February 17, 1994, February 24, 1994, March 3, 1994, and March 10, 1994, and sent a copy of such notice to the Carneys 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 the Property to Third National Bank in Nashville, at the price of Eighty-Five Thousand Dollars ($85,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Robert C. Goodrich, Jr., Successor Trustee as aforesaid, in consideration of the premises and the sum of Eighty-Five Thousand Dollars ($85,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Third National Bank in Nashville, its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon (the "Property"), but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by E.F.L. (Elbert F. Luther, Jr.) dated April, 1975 as follows:
>
> Beginning at an iron pin said iron pin being North 36 deg. 00' west 167.8 feet from the center line of Stenburg Road and the southeast corner of the property conveyed to Joan C. Midgett by deed of record in Book 4922, page 899 said Register's Office; thence North 43 deg. 30' east 488.5 feet to the center of Dry Fork Road; thence with the center of the same North 61 deg. 30' west 79.5 feet North 48 deg. west 217.1 feet and North 21 deg. 30' west 72.5 feet to the southerly line of A.M. Carney and wife property thence with said A.M. Carney's southern boundary line south 80 deg. west 480.5 feet to the northeast corner of the said Midgett property; thence with the easterly line of said Midgett property south 36 deg. 00' east 624.7 feet to the beginning

containing 5.8 acres more or less. Being tract no. 4 on said survey.

Being the same property conveyed to Oscar Wayne Carney, Jr., and wife, Yolonda Carol Carney by Deed from Oscar Wayne Carney, Sr., a widower, of record in Book 5026, page 517, Register's Office for Davidson County, Tennessee.

The said Oscar Wayne Carney, Jr., and Oscar Wayne Carney, III being one and the same person.

To have and to hold the Property, free from the statutory right of redemption, homestead, dower and all other exemptions and marital rights, expressly waived in the Deed of Trust, but only to the extent provided in the Deed of Trust.

Said sale is subject to any easements, restrictions, liens, taxes, or other matters which take priority over the Deed of Trust, including, but not limited to the following:

(1) Any and all ad valorem taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust.

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

(4) Such easements and restrictions as may be applicable, which take priority over the Deed of Trust.

(5) Rights or claims of parties in possession, to the extent they take priority over the Deed of Trust.

(6) Encroachments, overlaps, boundary line disputes, or other matters which would be shown by an accurate survey or inspection of the Property.

(7) That certain deed of trust lien of record in Book 5026, Page 519, Register's Office for Davidson County, Tennessee, assigned to Farm Credit Services of Mid-America, ACA, by instrument of record in Book 7833, Page 956, Register's Office for Davidson County, Tennessee.

(8) Any other liens, defects, encumbrances, adverse claims, or other matters which take priority over the Deed of Trust.

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

Robert C. Goodrich, Jr.
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Melinda B. Brown, a Notary Public of the State and County aforesaid, personally appeared Robert C. Goodrich, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 16th day of March, 1994.

Melinda B. Brown
Notary Public

My commission expires: 7-26-97

MELINDA B. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Eighty-Five Thousand Dollars ($85,000.00).

Affiant

Subscribed and sworn to before me this the 16TH day of March, 1994.

Melinda B. Brown
Notary Public

My commission expires: 7-26-97

MELINDA B. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

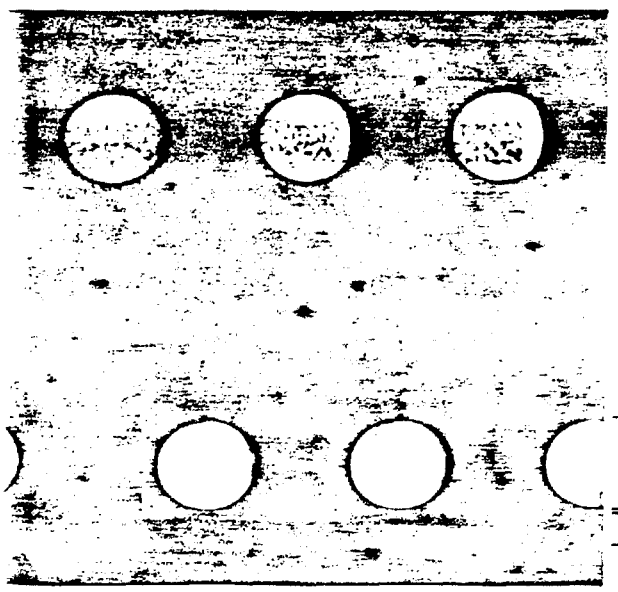
IDENTIF. & REFERENCE 20555

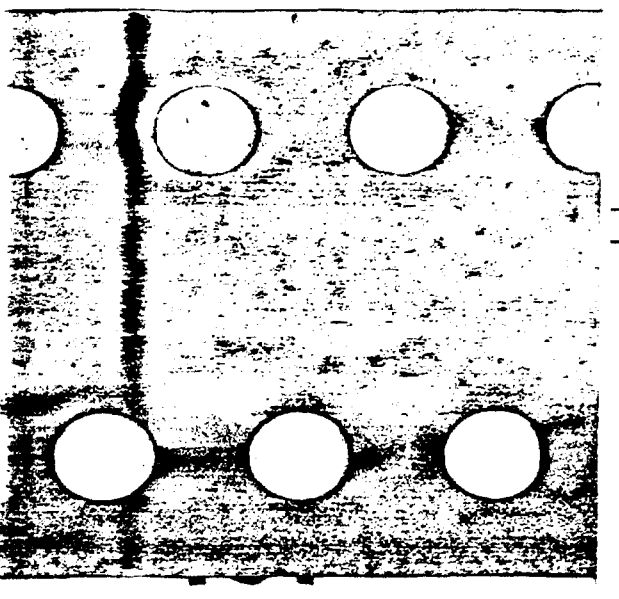
94 MAR 16 PM 3:39

FELIX REGISTER
DAVIDSON COUNTY, TN.

117128 3/14/94

2616 03/16 0101 03CHECK 331.50





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

RECEIVED OF _____

FOR _____

BOOK 9281 PAGE 126

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	85000.00
			CON TX	314.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	331.50
			CHECK	331.50

03/16/94 01 15:39 0001 2616

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28555
IDENTIF. & REFERENCE

94 MAR 16 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 767982