File Box 40

BOOK 9312 PAGE 744

SEND TAX BILLS TO NEW OWNER:
Ewing O. Harper, Jr. et ux
4137 Toby Darden Road
Adams, Tennessee. 37010

Map 94-2
Par. 110

THIS INSTRUMENT PREPARED BY:
Dewey Pedigo, Jr., Attorney
301 Stahlman Building
Nashville, Tennessee. 37201

SUCCESSOR TRUSTEE'S DEED

WHEREAS, under an Installment Deed dated October 5, 1988, and recorded in Book 7684, page 409, Register's Office, Davidson County, Tennessee, PEARLIE JEAN ANDREWS AND ELZY LEE MURRAY conveyed to Graham B. Boyce, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 16, 1994 and recorded in Book 9282, page 883, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Installment Deed, nominated and appointed Dewey Pedigo, Jr. as Successor Trustee; and

WHEREAS, default having been made in the terms, conditions and payments made as provided for in said Installment Deed, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Dewey Pedigo, Jr., Successor Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Dewey Pedigo, Jr., Successor Trustee, did give twenty days notice of the time, place and terms of the sale by advertisement in three weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, (See Proof of Publication attached hereto as an exhibit) said advertisement appearing in the editions of said newspaper under the dates of March 24th, 31st, and April 7th, 1994 stating that on April 14, 1994, at 12:00 noon at the front and/or South door of the Davidson County Courthouse on the Public Square in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from equity of redemption, the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Installment Deed, but subject to any and all unpaid real estate taxes; restrictive covenants, easements, setback lines, and any and all redemption rights, including the right of redemption of any governmental agency, and all other prior liens or encumbrances, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Dewey Pedigo, Jr., Successor Trustee, offered said property for sale at public outcry and sold said property to Ewing O. Harper, Jr. and wife, Lillian G. Harper for $46,515.97, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid as set out above, the receipt of which is hereby acknowledged, and Ewing O. Harper, Jr. and wife, Lillian G. Harper, being owner and holder of the indebtedness secured by said Installment Deed, and the beneficiary of said sale, and its indebtedness, together with expenses of said sale amounting to more than said bid, accordingly it is not required to pay any cash to the said Trustee. I, Dewey Pedigo, Jr., Successor Trustee do hereby bargain and sell, and by these presents transfer and convey unto the said Ewing O. Harper, Jr. and wife, Lillian G. Harper (hereinafter referred to as Grantees) their heirs and assigns, the following described property in the State of Tennessee, Davidson County, to-wit:

> Land in Davidson County, Tennessee, being the west 40 feet of Lot 232 on the Map of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot 232 fronts 40 feet on the south side of Long Avenue and runs back between parellel lines, along the east margin of 18th Street, 150 feet to an alley.
>
> Being the same property conveyed to Pearlie Jean Andrews and Elzy Lee Murray by deed from Ewing O. Harper, Jr. and wife, Lillian G. Harper of record in Book 7684, page 404, Register's Office for said County. By deed of record in Book 7738, page 363, Register's Office for said County, Elzy Lee Murray conveyed her interest in the above described property to Pearlie Jean Andrews.

This is improved propertylocated at 1800 Long Avenue, Nashville, Tennessee. 37206.

TO HAVE AND TO HOLD said property with the appurtencances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns, forever, but subject to said Davidson County real estate taxes, restrictive covenants, easements, setback lines, etc. as aforesaid, and any and all prior liens or encumbrances against said real property.

And I do further transfer and assign unto the said Grantees all of the rights and benefits of the covenants and warranties in said Installment Deed in as full and ample manner as under it, I can or should do, but I convey

and assign as Trustee and not any further or otherwise.

WITNESS my hand on this 14th day of April, 1994.

Dewey Pedigo Jr. Successor Trustee

SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dewey Pedigo, Jr., Successor Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 14th day of April, 1994.

Johnnie A Lukens

MY COMMISSION EXPIRES 11-22-97 NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $46,515.97.

Dewey Pedigo Jr.

Affiant

Subscribed and sworn to before me, this 14th day of April, 1994.

Johnnie A Lukens

MY COMMISSION EXPIRES 11-22-97 NOTARY PUBLIC

39303

94 APR 14 P 12:38

DAVIDSON COUNTY, TN.

03CHECK 189.11

EXHIBIT

BOOK 9312 PAGE 747

THE NASHVILLE RECORD

198 STAHLMAN BLDG., NASHVILLE, TENN. 37201
Nashville's Oldest Legal and Statistical Newspaper . . . Since 1936

Dewey Pedigo, Jr., Atty
301 Stahlman Bldg
Nashville, TN 37201

Re: Andrews, 1800 Long Avenue
AD NO. 1630 AMOUNT $249.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Betty Davis, being duly sworn, make oath that I am Bookkeeper, of the NASHVILLE RECORD, a weekly newspaper published in Nashville, Davidson County, Tenn.

I make further oath that the attached publication appeared in the same on the following dates:

March 24, 31, April 7, , 1994

THE NASHVILLE RECORD
Betty Davis
Betty Davis

Subscribed and sworn to before me,
this 7th day of April, 1994

Barbara McCaskill
Notary Public

My Commission Expires: Jan. 22, 1995

PROOF OF PUBLICATION
COPY OF ADV.

NOTICE OF FORECLOSURE SALE

WHEREAS, Pearlie Jean Andrews and Elzy Lee Murray by Installment Deed dated October 5, 1988, of record in Book 7684, page 409, Register's Office of Davidson County, Tennessee, conveyed to Graham B. Boyce, Trustee, the hereinafter described property to secure the payment of a Promissory Note, which Note is presently held and owned by Ewing O. Harper, Jr. and wife, Lillian G. Harper; and

WHEREAS, demand has been made for the payment of the aforesaid Note secured by the Installment Deed which is in default; and

WHEREAS, Ewing D. Harper, Jr. and wife, Lillian G. Harper, the owner and holder of said Note have demanded that the property be advertised and sold in satisfaction of said indebtedness and the costs of Foreclosure in accordance with the terms of said Note and the Installment Deed; and

WHEREAS, the undersigned, Dewey Pedigo, Jr. has been duly appointed as Successor Trustee in the place and stead of Graham B. Boyce, Trustee, said appointment being set forth in Book 9282, page 883, Register's Office for Davidson County, Tennessee.

NOW THEREFORE Notice is hereby given that I, Dewey Pedigo, Jr., Successor Trustee, pursuant to the power, duty and authority vested in and imposed upon me in the above referenced Installment Deed will on

THURSDAY, APRIL 14, 1994

at 12:00 noon, at the front and/or south door of the Davidson County Courthouse, in Nashville, Tennessee offer for sale to the highest bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions of every kind, but only as provided in the Installment Deed, certain real property situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the west 40 feet of Lot 232 on the Map of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

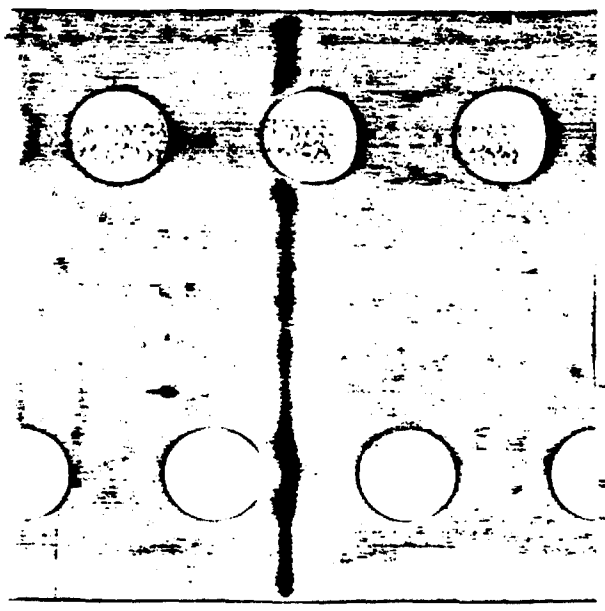
Said part of Lot 232 fronts 40 feet on the south side of Long Avenue and runs back between parallel lines, along the east margin of 18th Street, 150 feet to an alley.

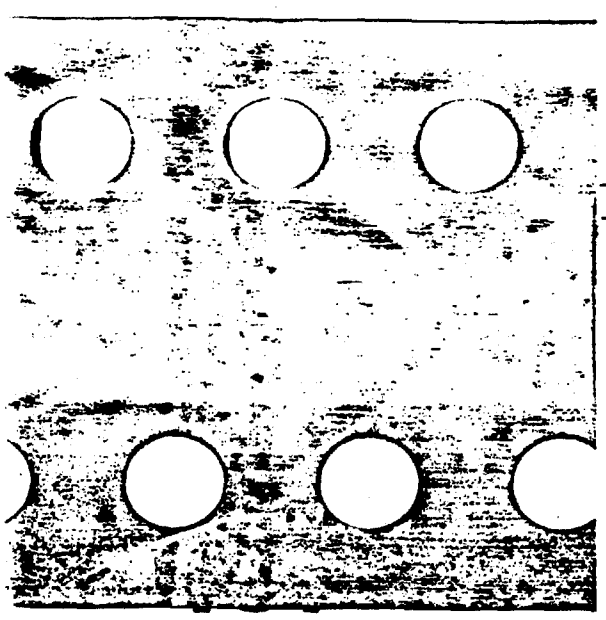
Being the same property conveyed to Pearlie Jean Andrews and Elzy Lee Murray by deed from Ewing O. Harper, Jr. and wife, Lillian G. Harper of record in Book 7684, page 404, Register's Office for said County. By Deed of record in Book 7738, page 363, Register's Office for said County, Elzy Lee Murray conveyed her interest in the above described property to Pearlie Jean Andrews.

The street address of the property is 1800 Long Avenue, Nashville, Tennessee 37206.

Said sale will be made subject to prior mortgages of record in the Register's Office for Davidson County, Tennessee and to any and all unpaid taxes, and other rights of debtor or any other prior claims, liens, easements, setback lines and restrictions.

Dewey Pedigo, Jr.
Successor Trustee
301 Stahlman Building
Nashville, Tennessee 37201
(615) 242-1731
Insertion Dates: March 24, 31, April 7, 1994
AD NO. 1630





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

RECEIVED OF _____

FOR _____

BOOK 9312 PAGE 748

42[illegible] 04/14 0101 03CHECK ~~15.00~~

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

CAMT 46515.97
CON TX 172.11
PRFEE 1.00
~~MISC 1.00~~
~~TOTAL 174.11~~
~~CHECK 174.11~~
04/14/94 01 12:43 0001 4293

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39303
IDENTIFICATION REFERENCE

94 APR 14 PM 12:38
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

VOID
~~MISC 1.00~~
MISC 16.00
~~TOTAL 15.00~~
~~CHECK 15.00~~
04/14/94 01 12:44 0001 4294

Total $ 189.11

No. 779492