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

Owner: REGIONS BANK Mail
Send Tax Bills to:
616 MARRIOTT DR.
NASHVILLE, TN. 37230

Map&Parcel: 162-6-211

TRUSTEE'S DEED

BOOK 9403 PAGE 756

WHEREAS, Allen J. Christmon and Sonja D. Garrett, by Deed of Trust, dated June 3, 1986, of record in Book 6877, page 482 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, F. M. Puryear has been appointed Successor Trustee by the owner and holder of said Note by instrument of record in Book 9358, page 808 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 F. M. Puryear, 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 June 16, June 23 and June 30, 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 REGIONS BANK, for the sum of Fifty Five Thousand Three Hundred Forty Six Dollars & 68/100 ($55,346.68), 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 REGIONS BANK, their successors and assigns, the following described real property in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 158 on the plan of Fair Oaks, Section 2, of record in Plat Book 4460, pages 52 and 53, Register's Office of Davidson County, Tennessee.

Said Lot No. 158 fronts 85 feet on the northerly margin of Ocala Drive and extends back 150.40 feet on the easterly line and 150.04 feet on the westerly line to a dead line in the rear, measuring 97.91 feet thereon.

Being the same property conveyed to Allen J. Christmon and Sonja D. Garrett, by deed, from Stephen D. Pigue and Tina M. Pigue of record in Book 6877, page 479, of said Register's Office.

TO HAVE AND TO HOLD, the aforesaid real estate, together will all improvements thereon, upon the said Regions Bank, their 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 Regions Bank., their 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. Restrictive covenants contained in instrument of record in Book 4289, page 198, as amended in Book 4556, page 718, of said Register's Office.

3. Plan of record in Book 4460, pages 52 and 53, of said Register's Office, and easements shown therewith.

4. Bankruptcy No. 94-02267, of Sonja Diane Garrett, Social Security No. [redacted]-2801.

5. A survey, by Howard W. Anderson, dated May 27, 1986, shows the driveway of subject property encroaches onto adjoining property and the driveway and shed encroaches onto utility and drainage easements on the westerly line of subject.

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

WITNESS my hand this 11th day of July, 1994.

Successor Trustee

F. M. Puryear

F. M. Puryear

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 F. M. Puryear, 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 11th day of July, 1994.

L. Scott Ward

NOTARY PUBLIC

My Commission Expires:

3-23-96

AFFIDAVIT BOOK 9403 PAGE 758

The actual consideration or value of this transfer whichever is greater is $ 53,346.68

F. M. Lyman
AFFIANT

Sworn to and subscribed before me this 11th day of July, 1994.

L. Scott Wood Jr.
NOTARY PUBLIC

My Commission Expires:
3-23-96

69763
IDENTIF. ↑ REFERENCE

94 JUL 11 AM 11:26
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3513 07/11 0101 03CHECK 217.61

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

RECEIVED OF _____

FOR _____

BOOK 9403 PAGE 759

CO - CONVEYANCE	CC - CERTIFIED COPY	M- - - -SCELLANEOUS
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	55346.68
CON TX	204.61
PRFEE	1.00
WDEED	12.00
TOTAL	217.61
CHECK	217.61

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5508

69763
IDENTIF. ↑ REFERENCE

94 JUL 11 AM 11:26
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 812131