Box 15
W P

BOOK 9271 PAGE 142

This instrument prepared by:
WILLIAMS & PROCHASKA, P.C.
L & C Tower
401 Church Street, Suite 2600
Nashville, Tennessee 37219

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Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Steve Mitchell 4315 Estes Wood Dr. Nashville, TN 37215	Same	080-07 76.00

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this 7th day of March, 1994, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Steve Mitchell.

WHEREAS, by Deed of Trust dated the 26th day of July, 1993, of record in Book ~~8976~~ 9029, page ~~884~~ 583, Register's Office for Davidson County, Tennessee (the "Deed of Trust") Daisy Harris, an unmarried person, conveyed to Gregory Perrone, Trustee, the hereinafter described real estate, to secure payment to Steve Mitchell of a Note dated July 26, 1993, in the original principal amount of Forty-Six Thousand Dollars ($46,000.00) (the "Note"); and

WHEREAS, the lawful holder of the Note, Steve Mitchell, appointed Joseph R. Prochaska to serve as Successor Trustee in place of Gregory Perrone in accordance with the terms of said Deed of Trust by an instrument of record in Book 9196, page 686, 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 notice was given of such default to Daisy Harris, 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 11:15 am on March 3, 1994, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on February 10, 17, and 24, 1994, and sent a copy of such notice to Daisy Harris 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 said property to Steve Mitchell, at the price of Forty-Six Thousand Dollars ($46,000), this being the highest, last and best bid.

NOW, THEREFORE, I Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of Forty-Six Thousand Dollars ($46,000), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Steve Mitchell, his heirs, 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:

Land in Davidson County, TN, being Lot No. 493 on the Plan of Bordeaux Hills, Section 8, of record in Book 4175, page 113, Register's Office for Davidson County, Tennessee. Said Lot No. 493 fronts 72.79 feet on the Westerly margin of Olsen Lane and extends back 132.11 feet on the northerly line and 132.34 feet on the southerly line, to a line in the rear measuring 30.12 feet thereon. Being the same property conveyed to Daisy A. Harris, unmarried, by deed from Steve

Mitchell, unmarried, of record in Book 9029, page 580, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of the statutory right of redemption, homestead, dower, and all other exemptions of every kind 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.

Joseph R. Prochaska
Successor Trustee

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Laurie H. Bowser, a Notary Public of the State and County aforesaid, personally appeared Joseph R. Prochaska, 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 7th day of March, 1994.

Notary Public

My commission expires: 5-25-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, this transfer is $46,000.

Affiant

Subscribed and sworn to before me this the 7th day of March, 1994.

Notary Public

My commission expires: 5-25-96

RE-RECORD

IDENTIFICATION REFERENCE 78832

24972

8732 03/07/94 0101 01:CHECK 179.20

3.00