0107460

IDENTIF. ↑ REFERENCE

This Instrument Was Prepared By:
James S. Mathis
Farris, Warfield & Kanaday
Suite 1900
Third National Financial Center
424 Church Street
Nashville, Tennessee 37219

95 OCT -3 AM 8:16

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel No.:
		43-5-173
Naveen Srinivas 217 Rising Sun Lane Old Hickory, TN 37138	SAME	Field Book No.:
		11D-55500

SUBSTITUTE TRUSTEE'S DEED

BOOK 9814 PG 120

This instrument is made and entered into on this the 14th day of September, 1995, by James S. Mathis, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated September 22, 1987, of record in Book 7364, page 329, Register's Office for Davidson County, Tennessee, as modified by instrument of record in Book 7745, page 433, said Register's Office (the "Deed of Trust"), Stephen C. Hunt and wife, Barbara P. Hunt, conveyed to Paul R. White, Trustee, the hereinafter described real estate, to secure payment of a certain indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, Barbara P. Hunt quitclaimed her interest in the hereinafter described real estate to Stephen C. Hunt by deed of record in Book 8664, page 845, said Register's Office; and

WHEREAS, Stephen C. Hunt thereafter quitclaimed three-fourths of his interest in the hereinafter described real estate to Kimberly Faith Hunt Wiggins, Stephen Craig Hunt, II and Christopher Martin Hunt, with rights of survivorship, by deed of record in Book 8664, page 860, said Register's Office; and

WHEREAS, the Indebtedness 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 to Stephen C. Hunt and Barbara P. Hunt, in the manner required by the terms of the Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Indebtedness, Third National Bank in Nashville, appointed James S. Mathis to serve as Successor Trustee in place of Paul R. White in accordance with the terms of the Deed of Trust by an instrument of record in Book 9754, page 83, said Register's Office; and

WHEREAS, the lawful holder of the Indebtedness, Third National Bank in Nashville, 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 August 31, 1995, at the front door of the Davidson County Courthouse in Nashville, Tennessee, such advertisement appearing in said paper on August 10, August 17 and August 24, and sent a copy of such notice to Stephen C. Hunt, Barbara P. Hunt, Kimberly Faith Hunt Wiggins, Stephen Craig Hunt, II and Christopher Martin Hunt, 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 NAVEEN SRINIVAS, at the price of One Hundred Twenty-Eight Thousand Dollars ($128,000), this being the highest, last and best bid.

NOW, THEREFORE, I, James S. Mathis, Successor Trustee as aforesaid, in consideration of the premises and the sum of One Hundred Twenty-Eight Thousand Dollars ($128,000), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto NAVEEN SRINIVAS, his heirs, successors and assigns (the

"Grantee") all of my right, title and interest in and to the following described real estate, together with all of the improvements, tenements, hereditaments and appurtenances, all easements serving or benefitting the property, and any or all fixtures and improvements now or hereafter attached to the property, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, being part of Lot No. 1, Block "B", on the Map of OverLook Estates, of record in Book 843, page 105, described as follows:

Beginning at a point in the easterly right-of-way of the Gallatin Road, as widened, by instrument of record in Book 2538, page 203, in the line between Lots Nos. 1 and 2 on said plan; thence with the margin of said right-of-way, northerly 50 feet to a point at the beginning of a curve; thence around said curve, northeasterly 8.5 feet to a point in the southerly margin of Garner Street; thence with the margin of the same, easterly 133 feet to a point, the common corner of Lots 1 and 55 on said Plan; thence with the line between said lots, southerly 58.3 feet to the northeast corner of Lot No. 2 on said plan; thence with the line between Lots Nos. 1 and 2, westerly 139 feet to the beginning.

Being the same property conveyed to Stephen C. Hunt and wife, Barbara P. Hunt by deed from Clarence E. Wood and wife, Evelyn Green Wood, of record in Book 6774, page 382, Register's Office for Davidson County, Tennessee.

The street address of the Property is 636 Gallatin Road, Madison, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon as described above, free of all statutory right of redemption and all homestead, dower and all other exemptions and marital rights as provided in, but only to the extent provided in, said Deed of Trust.

Grantee hereunder accepts title to the Property and all improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Successor Trustee and/or Third National Bank in Nashville as to any matter whatsoever. Without limiting the foregoing, SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ADDITIONALLY, SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES AS TO THE ABSENCE OR PRESENCE OF HAZARDOUS SUBSTANCES ON OR UNDER THE PROPERTY AS DEFINED BY ANY ENVIRONMENTAL LAWS, INCLUDING WITHOUT LIMITATION THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT ("CERCLA") OR SIMILAR FEDERAL AND STATE LEGISLATION (COLLECTIVELY, THE "ENVIRONMENTAL LAWS"). Grantee accepts title to the Property subject to any problems arising out of or in connection with deterioration of any improvements thereon, violations of the Environmental Laws, and potential flood hazards. By accepting the Successor Trustee's Deed, Purchaser agrees to indemnify and hold the Seller and Third National Bank in Nashville harmless from any and all costs, expenses, and liability, including without limitation attorneys' fees, arising out of or in connection with any of the foregoing.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following to the extent applicable on the date hereof:

(1) Any and all unpaid real and personalty taxes, plus penalty and interest, if any. Such taxes will not be pro-rated. Grantee assumes full liability for such taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which this foreclosure sale is had.

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

(4) Such easements, building lines, recorded plans and restrictions as may be applicable, including, but not limited to the following: taxes for 1995, a lien not yet due and payable and a Plan of record in Book 843, page 105, Register's Office for Davidson County, Tennessee.

(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. BOOK 9814 PG 122

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

(8) Any and all deeds of trust and/or fixture filings which take priority over the Deed of Trust upon which this foreclosure sale is had.

(9) Any and all other matters, including, without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust under which the foreclosure was held.

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

James S. Mathis,
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lakena Williams, a Notary Public of the State and County aforesaid, personally appeared James S. Mathis, 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 Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his/her name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of September, 1995.

Lakena Williams
Notary Public

My commission expires: May 30, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is One Hundred Twenty-Eight Thousand Dollars ($128,000).

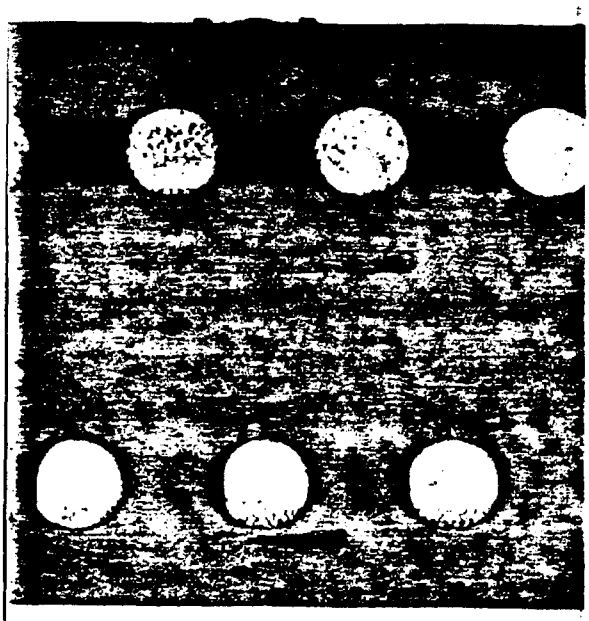
NAVEEN SRINIVAS
Affiant

Subscribed and sworn to before me this the 20th day of September, 1995.

Notary Public

My commission expires: 5-30-99

17227 10/03 0101 03CHECK 486.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

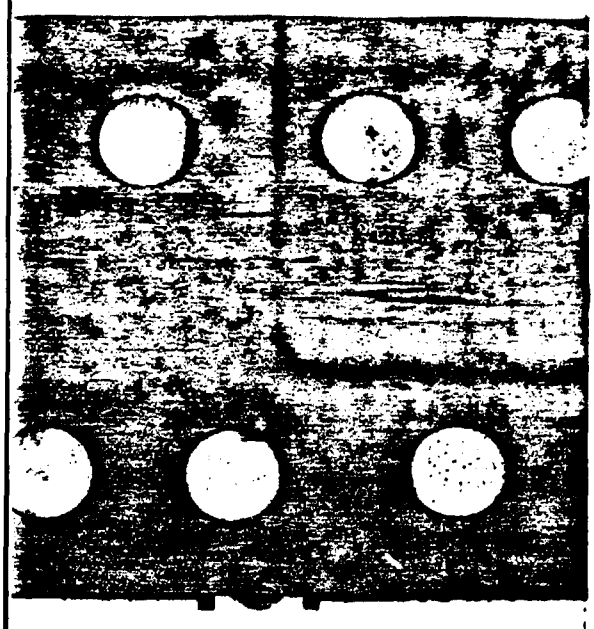
RECEIVED OF _____

FOR _____

BOOK 9814 PG 123

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



MAMT
128000.00
ERR CO
MAMT
128000.00-
CAMT
128000.00
CON TX 473.60
PRFEE 1.00
WDEED 12.00
TOTAL 486.60
CHECK 486.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/03/95 01 08:16 0001 1727

0107460
IDENTIF. ↑ REFERENCE

95 OCT -3 AM 8:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 960516