56

This Instrument was Prepared By:
Anderson & Jordan, P.A.
2323 Crestmoor Road
Nashville, Tennessee 37215

Please send tax bills to:
Fleet Finance, Inc. of Georgia
6 Executive Park Drive, N.E., Suite 300
Atlanta, Georgia 30329

Map and parcel No.: 81-14, 35 Ts

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust (the "Deed of Trust") from Henry Maurice Bransford, a/k/a Henry Maurice Brensford, and wife, Jacqueline W. Bransford a/k/a Jacqueline W. Brensford to D. Ronald Ingram, Trustee, dated January 4, 1994, of record in Book 9219, Page 772, Register's Office for Davidson County, Tennessee, the hereafter described property (the "Property") for the purposes of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured by the Deed of Trust appointed the undersigned ("Grantor") as Successor Trustee by instrument recorded in Book 9821, page 202, said Register's Office; and

WHEREAS, default was made in the terms and conditions of the Deed of trust, and the beneficiary requested the undersigned to advertise and sell the Property under the terms and provisions of the Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the Property was by the undersigned advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 21st day of November, 1995, at the front door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Fleet Finance, Inc. of Georgia ("Grantee"), whether one or more, being the highest and best bidder, become the purchaser of the Property at and for the sum of $31,100.00.

NOW, THEREFORE, in consideration of the premises, the Undersigned, John M. Jordan, as Successor Trustee, does hereby grant, bargain, sell, and convey to the Grantee, in fee simply forever, the Property, described as being in the County of Davidson State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the map of E.T. Holman's Subdivision of Lots Nos. 41, 42 and 43 in Boyd's McNairy Plan, as of record in Book 161, Page 2, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the Southerly side of Heiman, formerly Bosley Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Henry Maurice Bransford a/k/a Henry Maurice Brensford by Affidavit of Heirship from William H. Bransford of record in Book 6591, Page 993, Register's Office for Davidson County, Tennessee. Jacqueline W. Bransford a/k/a Jacqueline W. Brensford joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have marital or otherwise.

The street address of the property is 2407 Heiman Street, Nashville, Tennessee 37208.

Subject to all unpaid taxes, and governmental zoning and subdivision ordinances in effect thereon and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD said described real estate unto Grantee, his/her successors and assigns, forever in fee simple.

Sale was advertised and made as Successor trustee only without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as successor Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, John M. Jordan Successor Trustee.

John M. Jordan
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 1995, before me personally appeared John M. Jordan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

My Commission Expires: May 23, 1998

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $31.100.00.

Affiant

Sworn to and Subscribed before me this 21st day of November, 1995.

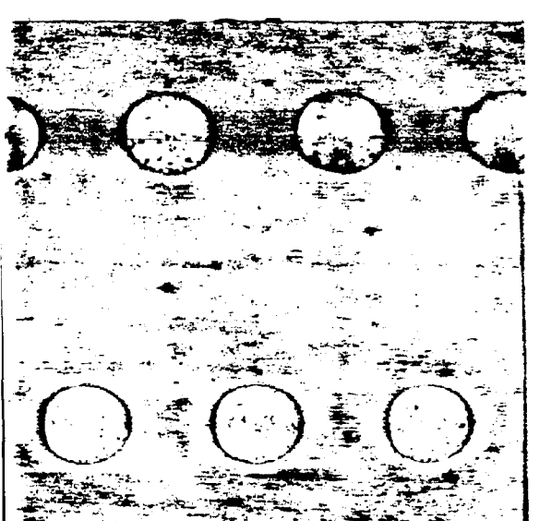
Notary Public

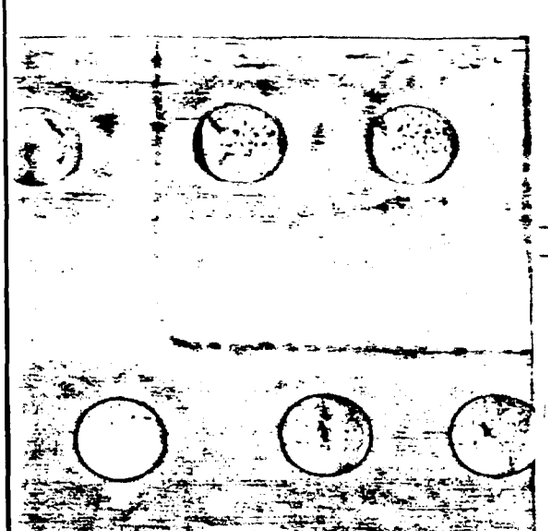
My Commission Expires: May 23, 1998

0127439
IDENTIF. ↑ REFERENCE

95 NOV 30 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3274 11/30 0101 03CHECK 124.07





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9873 PG 740

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 31100.00
CON TX 115.07
PRFEE 1.00
WDEED 8.00
TOTAL 124.07
CHECK 124.07

11/30/95 01 14:54 0001 3274

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 NOV 30 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

012739
IDENTIF. ↑ REFERENCE

No. 981786