This Instrument Prepared by:
Richard R. Hedgepath, Attorney
Collins, Hedgepath, Lee & Young

Nashville, Tennessee 37209

BOOK 10049 PG 525

SUCCESSOR TRUSTEE'S DEED

Address New Owner	Send Tax Bills To:	Map & Parcel
H. C. Duke	Same	90-8
7435 Lakeview Drive		38
Nashville, TN 37209		

WHEREAS, Don Burgess and wife, Frances Burgess, by Installment Deed dated 8-11-1988, transferred and conveyed unto H. E. Collins, Trustee, the property hereinafter described, said Installment Deed being of record in Book 7627, Page 360 Register's Office for Davidson County, Tennessee, and modified agreement dated 12-4-1995 in Book 9876, Page 394, Register's Office, Davidson County, Tennessee

WHEREAS: A Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by, and the Beneficiary under, the Deed of Trust aforesaid, pursuant to the power and authority contained therein with all title originally conveyed to and vested in the Trustee of said Deed of trust, said appointment of Successor Trustee being of record in Book 9737, Page 668, and re-recorded in Book 9819, Page 695, said Register's Office;

WHEREAS, the indebtedness secured by said Installment Deed and modification agreement has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the undersigned, as Successor Trustee, to foreclose said Installment Deed; and

WHEREAS: the undersigned Successor Trustee, after due advertisement as required by law and as required by the terms of said Installment Deed, offered said land for sale, pursuant to the terms of said Installment Deed, to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions expressly waived pursuant to the terms of said

Installment Deed, at 12:30 P.M. Friday, May 10, 1996 at the Davidson County Courthouse at Nashville, Tennessee when and where H. C. Duke

became the last and highest bidder for cash at the price of Twenty-Five Thousand ($25,000.00) Dollars

NOW, THEREFORE, I, Richard R. Hedgepath, in my capacity as Successor Trustee, and not otherwise, as aforesaid, in consideration of the premises and of the sum of $25,000.00 to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey into the said H. C. Duke, his heirs or successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described in Exhibit A. attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said land and premises to the said H. C. Duke his heirs or successors and assigns, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions expressly waived in said Installment Deed, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, warrants the title to said property to the said H. C. Duke his successors and assigns, against the lawful claims of all persons claiming by, through or under him. Said property is sold, however, subject to any and all unpaid taxes and assessments, interest and penalty, if any; restrictive covenants of record, and subject to any and all prior restrictions, easements, setback lines, liens of any nature, or other prior encumbrances of record.

IN WITNESS WHEREOF, THE UNDERSIGNED, Richard R. Hedgepath, in his capacity as Successor Trustee, and not otherwise, has set his signature on this 10th day of May, 1996.

Trustee, and not otherwise
Richard R. Hedgepath

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Richard R. Hedgepath, Successor Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as such Successor Trustee, and not otherwise.

WITNESS my hand and seal, at office in Nashville, this 10th day of May, 1996.

Notary Public

My Commission Expires: 7-26-97.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

Subscribed and sworn to before me this 10th day of May, 1996.

Notary Public

My Commission Expires: 7-26-97

Exhibit A.

BEING the northeasterly one-fourth of Lot No. 46 on the Plan of West Nashville Annex, as of record in Book 332, Page 11, Register's Office for said County.

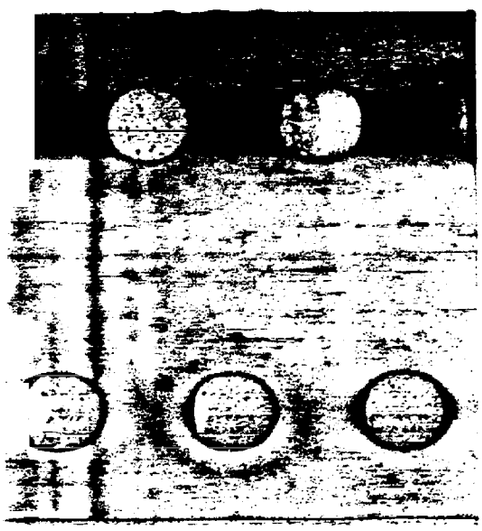
SAID part of Lot No. 46 fronts 100 feet on the westerly side of Annex Avenue and runs back between parallel lines from the center of said Avenue 200 feet, more or less, to the center of an Alley.

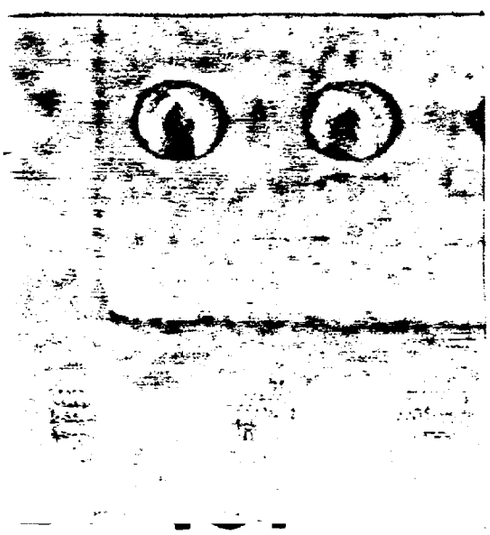
This conveyance is made subject to the rights of way set out in the deed from Tennessee Utilities Corporation to the City of Nashville, of record in Book 1133, Page 8; and also in the deed from Tennessee Utilities Corporation to Tennessee Valley Authority and United States of America, of record in Book 1136, Page 1, an easement for transmission lines as set out in deed from United States of America to W. B. Marr and wife, of record in Book 1298, Page 651, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Don Burgess and wife, Frances Burgess, by installment deed from H. C. Duke of record in Book 7627, Page 360, Register's office for Davidson County, Tennessee.

018154 I
IDENTIF. & REFERENCE

PICK-UP





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

RECEIVED OF _____

FOR _____

BOOK 10049 PG 529

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 25000.00
				CON TX 92.50
				PRFEE 1.00
				MTEED 16.00
				TOTAL 109.50
				CHECK 109.50
			05/14/96 01	12:36 0001 1409

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181541
IDENTIF. ↑ REFERENCE

96 MAY 14 PM 12 34
REGISTER
DAVIDSON CO. TN.

No. 1039382