| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| Estate of<br>Robert C.Cantrell<br>Mahlon E.Cantrell,Exec.<br>873 Underwood Road<br>Mount Juliet,TN 37122 | New Owner | 07W 05200<br>Map 072-14-0<br>Parcel 197.00 |

This instrument prepared by: Joseph V. Ferrelli, Attorney
104 Woodmont Blvd., Suite 115, Nashville, Tennessee 37205
from information furnished by the parties hereto.

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into on this the 15th day of July, 1996, by Joseph V. Ferrelli, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated the 29th day of October, 1982 of record in Book 5964, page 113, Registers Office for Davidson County, Tennessee, executed by Donnie W. Campbell, Sr. and wife, Brenda L. Campbell, and assumed by Donn V. Pendergrass and wife, Shirley A. Pendergrass (The "Grantors") conveyed to William D. Castleman, Trustee, the hereinafter described real estate, to secure payment to Robert C. Cantrell (the said Robert C. Cantrell having died on January 6, 1996 with Mahlan E. Cantrell being appointed Executor of the Estate of Robert C. Cantrell) certain indebtedness described in the deed of trust (the "Indebtedness"); 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 the Grantors, 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, Mahlon E. Cantrell, Executor of the Estate of Robert C. Cantrell, appointed Joseph V. Ferrelli to serve as Successor Trustee in place of William D. Castleman in accordance with the terms of the Deed of Trust by an instrument of record in Book 10086, page 716, said Register's Office; and

WHEREAS, the lawful holder of the Indebtedness, Mahlon E. Cantrell, Executor of the Estate of Robert C. Cantrell, 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 p.m. CDT at the Main South door of the Davidson County Courthouse in Nashville, Tennessee, such advertisement appearing in said paper on June 20, June 27, and July 4, 1996, and sent a copy of such notice to present owner and to the holders of the junior liens 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 The Estate of Robert C. Cantrell, at the price of Twenty thousand and No/100 Dollars ($20,000), this being the highest, last and best bid.

NOW, THEREFORE, I, Joseph V. Ferrelli, Successor Trustee as aforesaid, in consideration of the premises and the sum of $20,000.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto The Estate of Robert C. Cantrell, its successors and assigns (the "Grantee") all of my right, title and interest in and to the following described real estate, together with any and all buildings, improvements, fixtures, appurtenances, leases, easements, and privileges thereunto belonging, of whatever nature or kind erected or hereinafter erected therein or thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being parts of Lots No. 34 & 35 in H. M. Doak's Subdivision, in the old 18th District, now the 11th District of Davidson County, Tennessee, a plan of which is of record in Book 332, page 22, Registers Office for Davidson County, Tennessee.
>
> Said parts of Lots No. 34 & 35 adjoin and front together on the southerly side of Douglas Avenue 43 feet 6 inches and run back 174 feet, more or less, to an alley and shows a frontage of 44 feet 4 inches on said alley. Said part of lot No. 34 fronts 13 feet 4 inches on the southerly side of Douglas Avenue and fronts 11 feet on said alley; said part of Lot No. 36 fronts 30 feet, 2 inches on the southerly side of Douglas Avenue and shows 33 feet 4 inches on said alley, the said part of Lot No. 34 is the westerly part of said lot and the said part of Lot No. 35 is the easterly part of said lot.
>
> Being the same property conveyed to Donn V. Pendergrass, Et. Ux. by Decree for Redemption from the State of Tennessee in its own behalf and for the use and benefit of the Metropolitan Government of Nashville and Davidson County, Tennessee as recorded in Deed Book 9931, Page 509 of the Register's Office of Davidson County, Tennessee.
>
> This is improved property commonly known as 1404 Douglas Avenue, Nashville, Tennessee, 37206.

To have and to hold the aforesaid real estate, together with all improvements thereon as described above, free of all equities of redemption, homestead, dower, and all other rights or exemptions of

every kind WAIVED IN THE DEED OF TRUST, as provided in, but only to the extent provided in, said Deed of Trust.

Grantees hereunder accept title to the Property and all improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Successor Trustee 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"). Grantees accept 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.

Said sale is subject to certain easements, restriction, 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.

(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 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.

Joseph V. Ferrelli
Successor Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, J. E. Spruill, a Notary Public of the State and County aforesaid, personally appeared Joseph V. Ferrelli, 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 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 15th day of July, 1996.

Notary Public

My Commission expires: 10-12-99

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value whichever is greater, for this transfer is Twenty thousand and No/100 Dollars ($20,000.00).

Affiant

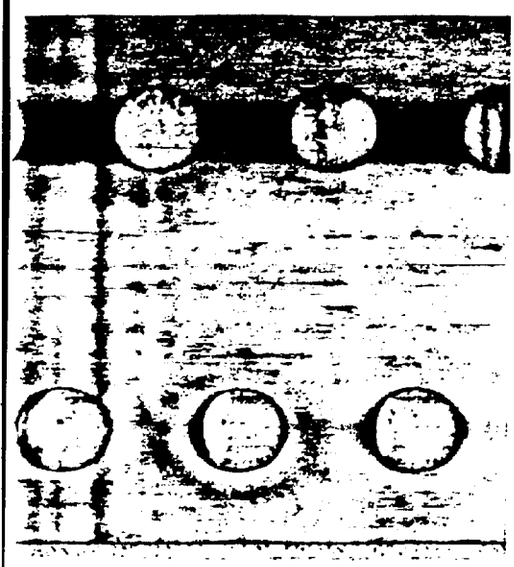
Subscribed and sworn to before me this the 15th day of July, 1996.

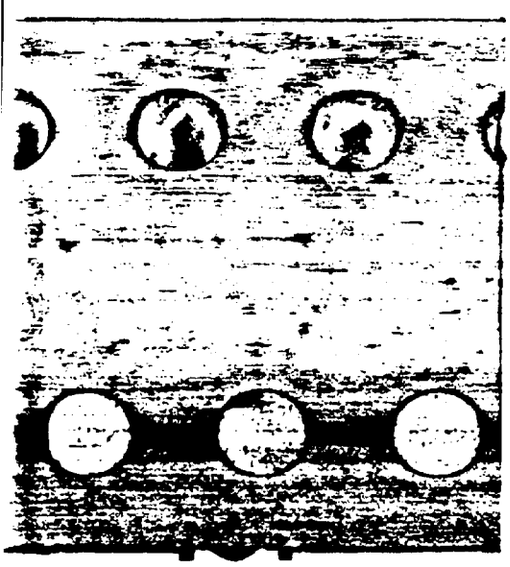
Notary Public

My Commission expires: 10-12-99

96 JUL 16 PM 3:16
FELIX Z. ... REGISTER
DAVIDSON COUNTY TN.

5821 07/16 0101 03CHECK
91.00





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

RECEIVED OF ~~5822 07/16 0101 03CHECK 0.00~~

FOR

BOOK 10122 PG 537

| | | |
|---|---|---|
| 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 20000.00 |
| | | | | CON TX 74.00 |
| | | | | PRFEE 1.00 |
| | | | | TDEED 16.00 |
| | | | | TOTAL 91.00 |
| | | | | CHECK 91.00 |
| | | | 07/16/96 01 | 13:22 0001 5821 |

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0204120
IDENTIFICATION REFERENCE

96 JUL 16 PM 1:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CONT

| | | |
|---|---|---|
| | | 0.00 |
| | TOTAL | 0.00 |
| | CHECK | 0.00 |
| 07/16/96 | 01 | 13:22 0001 5822 |

VOID
TDEED 16.00-
WDEED 16.00

CONT

No. 1063488