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

Nashville, Tennessee 37209

BOOK 10163 PG 334

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, Landon L. Grube and wife, Linda S. Grube, by Installment Deed dated 9-11-1990, transferred and conveyed unto H. E. Collins, Trustee, the real property hereinafter described, to secure the payment to H. C. Duke, a promissory note in the amount of Forty-One Thousand Five Hundred ($41,500.00) Dollars said Installment Deed being of record in Book 8198, Page 834, Register's Office for Davidson County, Tennessee.

WHEREAS: A Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Installment Deed and Note to the power and authority contained therein with all title originally conveyed to and vested in the Trustee of said Installment Deed, said appointment of Successor Trustee being of record in Book 10116, Page 613, and re-recorded in Book 10126, Page 78, said Register's Office;

WHEREAS, the indebtedness secured by said Installment Deed and 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 on July 25, August 1, and August 8th, 1996, 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 11:30 A.M. Tuesday, August 20, 1996 at the front door of

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 Forty-Eight Thousand, Fifty Nine Dollars and Thirty Six/100 ($48,059.36)

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 $48,059.36 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 as follows, to wit:

Certain real estate in Davidson County, Tennessee, as follows:

Said lots numbers 1409 and 1411 adjoin and front together 50 feet on the northerly side of Tennessee Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Landon L. Grube and wife, Linda S. Grube from H. C. Duke, of record in Book 8198, Page 834, Register's Office for Davidson County, TN.

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 20 day of August, 1996.

Richard R. Hedgepath
Trustee, and not otherwise

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, Tennessee this 20th day of August, 1996.

Joyce Jordan
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 $48,059.36, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

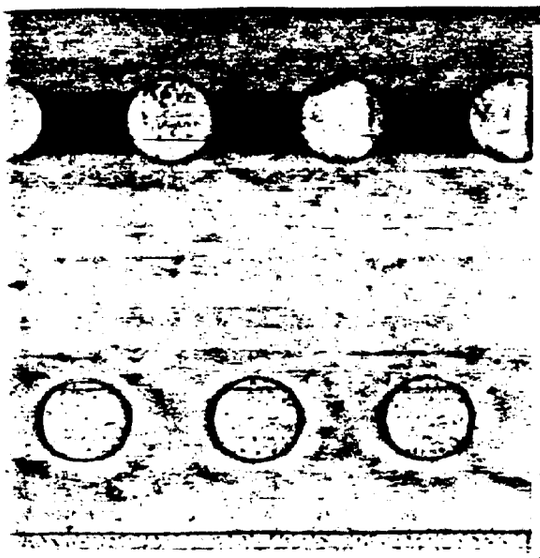
Richard R. Hedgepath
AFFIANT

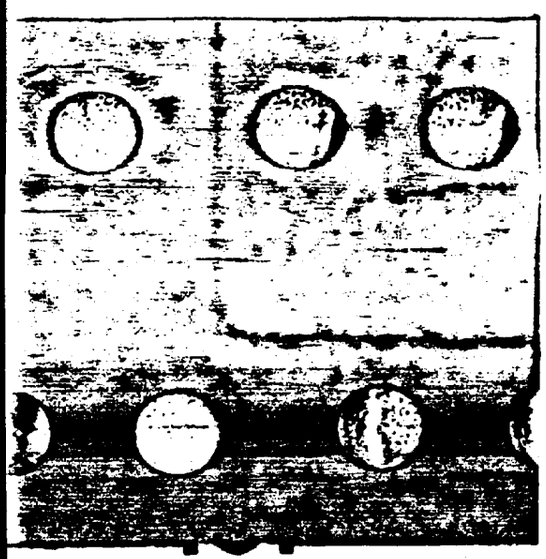
Subscribed and sworn to before me this 20 day of August, 1996.

Joyce Jordan
Notary Public

My Commission Expires: 7-26-97

IDENTIFICATION REFERENCE
02216766
PICK-UP
96 AUG 21 PM 1:52
DAVIDSON COUNTY TENNESSEE
FEE 08/21 0.50 03CHECK 190.82





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

RECEIVED OF _____

FOR _____

BOOK 10163 PG 337

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 48059.36
CDN TX 177.82
PRFEE 1.00
WDEED 12.00
TOTAL 190.82
CHECK 190.82

08/21/96 01 13:54 0001 9398

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216766
IDENTIFYING REFERENCE

96 AUG 21 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021959