47

SUCCESSOR TRUSTEE'S DEED

10809 PG 707

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 30,000.00

Affiant

Subscribed and sworn before me this the 23rd day of February, 1998.

Notary Public

My commission expires: November 18, 2011

0404821

98 FEB 25 PM 2:23

This instrument was prepared by:

CASTLEMAN & GREENE, PLLC
110 Glancy St., Suite 109
Goodlettsville, TN 37072

Address of New Owner	Send Tax Bills To:	Map-Parcel Numbers
Walter S. Beard	Walter S. Beard	72-13 - 426
9987 Old Hadley School Rd.	9987 Old Hadley School Rd.	
Bon Aqua, TN 37025	Bon Aqua, TN 37025	

WHEREAS, Phoenix G. Blackwolf Anderson, by Deed of Trust (the "Deed of Trust") dated June 21, 1996, of record in Book 10109, Page 208 in the Register's office for Davidson County, Tennessee, conveyed to William D. Castleman, as trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which note was payable to Walter S. Beard and the Estate of Bessie M. Beard; and

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record in Book 10770, Page 264 in the Register's office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record (newspaper) on February 5, 1998 and February 12, 1998 and February 19, 1998; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m. on February 20, 1998 and Walter S. Beard (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Thirty Thousand and no/100 ($30,000.00) Dollars.

NOW THEREFORE, Castleman & Greene, PLLC, in its capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its/his/her

successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 16 on the Plan of Eastland Baptist Church Subdivision of Block B and C of Young Wilhoites Plan of the Douglas Property of record in Plat Book 421, Page 155, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Phoenix G. Blackwolf Anderson, unmarried, by deed from Walter S. Beard and wife, Bessie M. Beard, of record in Book 10109, Page 208, Register's Office for Davidson County, Tennessee; and further conveyed by Deed of Trust to William D. Castleman, as Trustee, of record in Book 10109, Page 211, Register's Office for said County; the said William D. Castleman, Trustee having been replaced by Castleman & Greene, PLLC, Successor Trustee, by instrument of record in Book 10770, Page 264, Register's Office for said County.

The address of the above described property is 1108 East Douglas Avenue, Nashville, Tennessee, 37216.

This conveyance is made subject to the following:

A Joint Driveway Agreement of record in Book 3461, Page 312, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in its capacity as Successor Trustee, and not otherwise, has the power to convey same. Castleman Title & Escrow, Inc. as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 25th day of February, 1998.

CASTLEMAN & GREENE, PLLC
as Successor Trustee

By: Jeffrey A. Greene
Name:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Jeffrey A. Greene, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office in Goodlettsville, Tennessee this 25th day of February, 1998.

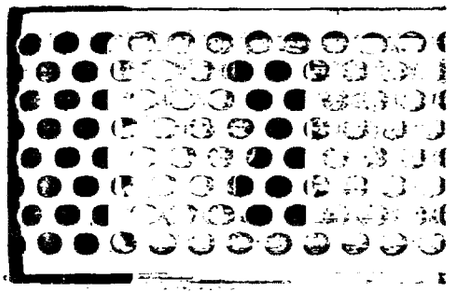
Mary Esther Champion
Notary Public

My Commission Expires: November 18, 2011

0101 02/CHECK 120.00

MARY ESTHER CHAMPION NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

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



RECEIVED OF _____

FOR _____

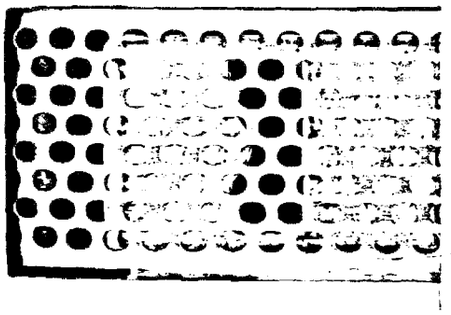
BOOK 10809 PG 709

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

CKNT 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0404821
IDENTIFICATION REFERENCE

98 FEB 25 PM 2:23

DAVIDSON COUNTY, TN

No. 1258270