THIS INSTRUMENT PREPARED BY:
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

BOOK 11004 PAGE 847

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.:
Joyce Page and Joseph L. Perry 1008-A 32nd Ave., North Nashville, TN 37209	New Owners	92-1/105

SUCCESSOR TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollar ($1.00), the receipt of which is hereby acknowledged, John M. Baird, Successor Trustee, hereinafter called "Grantor," acting as Successor Trustee, only, has this day bargained and sold, and does hereby transfer and convey unto JOYCE PAGE and JOSEPH L. PERRY, hereinafter called "Grantee," Grantee's successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the south 27 feet of Lot No. 12, all of Lot No. 13 and the north 10 feet of Lot No. 14, on Block 32, on the unrecorded plan of Midway, described as follows:

Said lot and part of said lots adjoin and front together 87 feet on the east side of 33rd Avenue North, and extend back between parallel lines, parallel to and 73 feet south of Alemeda Street, 150 feet to an alley in the rear. This property is improved and known as 33rd Avenue, North, Nashville, Tennessee.

Being the same property conveyed to Mabel B. Crooks by J. C. Crawley on August 1, 1963 as of record in Book 3611, page 596, Register's Office of Davidson County, Tennessee. Being the same property devised to Charles E. Boddie, as life tenant, with remainder interest devised to Shauree Crooks and Camara Crooks, by the Last Will and Testament of Mabel Bell Crooks, Deceased, as of record in Will Book 162, page 606, Probate Court Clerk's Office in Davidson County, Tennessee. The said Mabel Bell Crooks Boddie being one and the same person as Mabel Bell Crooks.

The said Camara Crooks having conveyed all her right, title and interest in said property to Charles E. Boddie also by instrument of record in Book 8945, page 229, said Register's Office. last

This is improved property known as 1016 33rd Avenue North, Nashville, Tennessee.

This conveyance is made pursuant to the powers conferred upon Grantor by that Deed of Trust ("Deed of Trust") executed December 23, 1996, by Charles E. Boddie and Shauree Crooks to James W.

Parker, Trustee, appearing of record in Book 10308, page 285, Register's Office for Davidson County, Tennessee, with the Grantor having been appointed Successor Trustee by an instrument of record in Book 10900, page 313, said Register's Office. As set forth in that Notice of Foreclosure Sale, a copy of which is attached hereto as Exhibit "A," published pursuant to the Deed of Trust and applicable law in the Nashville Record on May 7, 1998, May 14, 1998, and May 21, 1998, default was made in the terms, conditions, provisions, and payments provided for in the Deed of Trust, and the sale at foreclosure of the above-described property was scheduled for Thursday, May 28, 1998, at 11:15 a.m., at the South door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee. At that time, the foreclosure sale was held and concluded as provided in the foreclosure notice, with the Grantee constituting the highest bidder at such sale.

TO HAVE AND TO HOLD the said Property with all appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors, heirs and assigns, forever. Grantor, solely in Grantor's fiduciary capacity as Successor Trustee, covenants and binds himself, his successors in trust and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever are claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 29th day of June, 1998.

"GRANTOR"

John M. Baird, Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jennifer R. Frey, a Notary Public for the state and county aforesaid, John M. Baird, Successor Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 1998.

Notary Public

My Commission Expires:

11/27/99

JENNIFER R. FREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $62,000.00.

Affiant

SUBSCRIBED and sworn to before me, this 29th day of June, 1998.

Notary Public

My Commission Expires:

10/21/2000

KATHRYN S. FIX * NOTARY PUBLIC * LAUDE * FUTHEPTORD CO. TENN.

Exhibit "A"

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NOTICE OF FORECLOSURE SALE

Default having occurred under that Deed of Trust (the "Deed of Trust") dated December 23, 1996, executed by Charles E. Boddie and Shauree Crooks (collectively, "Grantor"), to James W. Parker, Trustee, the Deed of Trust being of record in Book 10308, page 285, Register's Office for Davidson County, Tennessee; and John M. Baird, having been duly appointed Successor Trustee by instrument of record in Book 10900, page 313, said Register's Office;

NOW, THEREFORE, I, John M. Baird, as Successor Trustee and not otherwise, acting upon the demand of First Union National Bank, which is the lawful owner and holder of the indebtedness secured by the Deed of Trust, will, on

Thursday, May 28, 1998

at 11:15 a.m. (eleven fifteen o'clock in the morning) at the South door of the Davidson County Courthouse in Nashville, Tennessee, sell to the highest bidder for cash, at public outcry, the real property (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the south 27 feet of Lot No. 12, all of Lot No. 13 and the north 10 feet of Lot No. 14, on Block 32, on the unrecorded plan of Midway, described as follows:
>
> Said lot and part of said lots adjoin and front together 87 feet on the east side of 33rd Avenue North, and extend back between parallel lines, parallel to and 73 feet south of Alemeda Street, 150 feet to an alley in the rear. This property is improved and known as 33rd Avenue, North, Nashville, Tennessee.
>
> Being the same property conveyed to Mabel B. Crooks by J. C. Crawley on August 1, 1963 as of record in Book 3611, page 596, Register's Office of Davidson County, Tennessee. Being the same property devised to Charles E. Boddie, as life tenant, with remainder interest devised to Shauree Crooks and Camara Crooks, by the Last Will and Testament of Mabel Bell Crooks, Deceased, as of record in Will Book 162, page 606, Probate Court Clerk's Office in Davidson County, Tennessee. The said Mabel Bell Crooks Boddie being one and the same person as Mabel Bell Crooks.
>
> The said Camara Crooks having conveyed all her right, title and interest in said property to Charles E. Boddie by instrument of record in Book 8945, page 229, said Register's Office.

The street address of the Property is: 1016 33rd Avenue North, Nashville, Tennessee.

The map/parcel number of the Property is 92-1/105.

The Property sold pursuant to this Notice shall be sold "AS IS," and neither the Successor Trustee nor the beneficiary of the Deed of Trust, nor any agent or attorney therefor makes or shall make any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease

affecting the Property, the existence or absence of defaults under or the effect of this foreclosure sale upon the rights of any party under such a lease.

The sale of the Property shall be subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments, plus penalty and interest (if any), riparian rights, and any redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other rights, matters, and encumbrances superior in right to the lien of the Deed of Trust, provided, however, that the sale shall be held by auction "with reserve" requiring a minimum bid in an amount necessary to satisfy the indebtedness secured by deed of trust of record in Book 5192, page 982, Register's Office for Davidson County, Tennessee, which deed of trust is an encumbrance superior in right to the lien of the Deed of Trust.

The sale of the Property may be adjourned by the Successor Trustee and may be reset at a later time and/or date by announcement at the time and place of the originally advertised sale and without any further publication. The sale of the Property shall be conducted for cash (or credit upon the indebtedness secured by the Deed of Trust if the lawful owner and holder thereof is the successful purchaser) to be tendered upon the conclusion of the bidding; provided, however, that prior to the sale of the Property, the Successor Trustee, acting on his own behalf or by and through one or more agents or representatives, announce different or additional terms pursuant to which the sale of the Property shall be conducted.

This 30th day of April, 1998.

John M. Baird, as Successor Trustee,
and not otherwise
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203
(615) 383-3345

WHITE & REASOR 9236 07/02 0101 03CHECK 252.40

By: Steven L. West
Steven L. West, Attorneys for
Successor Trustee

Insertion dates: May 7, 1998, May 14, 1998 and May 21, 1998.

Newspaper for Publication: Nashville Record

PICK-UP

04584 29
IDENTIF. & REFERENCE

98 JUL -2 PM 3:24
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11004 PAGE 852

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 82000.00
				CON TX 229.40
				PRFEE 1.00
				WDEED 20.00
				CFEE 2.00
				TOTAL 252.40
				CHECK 252.40
			07/02/98 01	15:24 0001 9236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458429
IDENTIF. # REFERENCE

98 JUL -2 PM 3:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 13'15004