0554299
NAME & REFERENCE
99MAR-1 AM11:07
REGISTER
DAVIDSON CO. TN.

SUCCESSOR TRUSTEE'S DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $17,500.00

B.B. Doubleday

Affiant

Subscribed and sworn before me this the 26th day of February 1999.

Notary Public

My commission expires:

My Commission Expires JAN. 23, 2002

This instrument was prepared by:

G. Miller Hogan II
CASTLEMAN & GREENE, PLLC
110 Glancy Street, Suite 109
Goodlettsville, TN 37072

Address of New Owner	Send Tax Bills To:	Map-Parcel Numbers
B.B. Doubleday, Jr. 216 15th Avenue North Nashville, TN 37203	(Same)	Map 94-1 Parcel 460

WHEREAS, George D. Scott and Martha K. Stuart, by Installment Deed (the "Installment Deed") dated September 19, 1979, of record in Book 5501, Page 733, in the Register's office for Davidson County, Tennessee, conveyed to Hunter Short, as trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Installment Deed, which note was payable to William C. Gifford and wife, Sue Gifford; and

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record in Book 11315, Page 415, 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 Installment Deed; 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 Installment Deed, notices of the time and place of said sale having been published in the Nashville Record newspaper on February 4, 1999 and February 11, 1999 and February 18, 1999; and

WHEREAS, the Successor Trustee, as required by the terms of the Installment Deed, 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 11:00 a.m. on February 26, 1999 and B.B. Doubleday, Jr. (hereafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Seventeen Thousand Five Hundred and No/100's Dollars ($17,500.00).

NOW THEREFORE, G. Miller Hogan, II, in his 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, his successors, heirs and assigns, certain real property located in Nashville, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 65 on the map of Shelby Village No. 2, as of record in Book 1835, page 48, Register's Office for said county.

SAID Lot No. 65 fronts 65 feet on the southerly side of Electric Avenue and runs back between lines, 112.3 feet on the east line and 114.1 feet on the west line, to a dead line in the rear, measuring 65 feet thereon.

BEING the same property conveyed to William C. Gifford and wife, Sue Gifford, by deed from Ray Allen Henley and wife, Wanda June Henley, of record in Book 5485, page 252, said Register's Office for

BEING the same property conveyed to George D. Scott and Martha K. Stuart by deed from William C. Gifford and wife, Sue Gifford of record in Book 5501, page 733, Register's Office for Davidson County, Tennessee; and further conveyed by Installment Deed to Hunter Short, as Trustee, of record in Book 5501, Page 733, Register's Office for said County; the said Hunter Short, Trustee having been replaced by G. Miller Hogan, II, Successor Trustee, by instrument of record in Book 11315, Page 415, Register's Office for said County.

This conveyance is expressly made subject but not limited to the following:

1. Rights of parties in possession.
2. 1997 Real Property taxes, unpaid.
3. 1998 Real Property taxes, unpaid.
4. 1999 Real Property taxes, a lien not yet due and payable.
5. All matters disclosed in the public record.
6. All matters that would be shown on an accurate survey of the property.

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 Installment Deed, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. G. Miller Hogan II, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, his 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 26th day of February, 1999.

G. Miller Hogan II

Name: G. Miller Hogan, II
Title: Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared G. Miller Hogan, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office in Goodlettsville, Tennessee this 26th day of February 1999.

Notary Public

My Commission Expires: My Commission Expires JAN. 28, 2002

1459603/01 0101 03CHECK 75.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11359 PG. 93[illegible]

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0554299

IDENTIFICATION REFERENCE

99 MAR -1 AM 11:07

CAMT	17500.00
CON TX	64.75
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	75.75
CHECK	75.75

03/01/99 01 11:05 0001 1459

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430651