Box 44

JTM

BOOK 11360 PG. 726

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
Nashville, TN 37219

STATE OF FLORIDA )
COUNTY OF DUVAL )

The actual consideration or value, whichever is greater, for this transfer is $88,022.32.

Jon Dickerson, Affiant

Subscribed and sworn to before me, this 23nday of February, 1999.

Notary Public

My Commission Expires:

GLORIA J. LATHROP
MY COMMISSION # CC 524907
EXPIRES: February 19, 2000
Bonded Thru Notary Public Underwriters

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| First Bank National Association, Trustee<br>c/o EquiCredit Corporation of America<br>P. O. Box 53077<br>Jacksonville, FL 32201 | SAME | Map 62-02-A<br>Parcel 166 |

99 MAR -1 PM 3:11

05545532

## SUCCESSOR TRUSTEE'S DEED

WHEREAS, Gary W. Zyla and wife, Evelyn M. Zyla, by a Deed of Trust (the "Deed of Trust"), dated May 22, 1997, of record in Book 10469, page 480, Register's Office for Davidson County, Tennessee, conveyed to John Lowe, as Trustee, the hereinafter described real property to secure the payment of a promissory note (the "Note") fully described in the Deed of Trust, which Note was made by Gary W. Zyla and Evelyn M. Zyla, was originally payable to EquiCredit Corporation of Tn., and was assigned to First Bank National Association, Trustee; and

WHEREAS, First Bank National Association, Trustee, the owner and holder of the Note, removed John Lowe, as Trustee under the Deed of Trust, and appointed Justin T. Milam as Successor Trustee by an Appointment of Successor Trustee of record in Book 11156, page 354, Register's Office of said County; and

WHEREAS, default was made in payment of the Note, such default continued for a period of more than thirty (30) days after written notice thereof, and the owner and holder of the Note accelerated all indebtedness evidenced thereby; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee sell the subject property in accordance with the terms of the Deed of Trust; and

WHEREAS, pursuant to instructions of First Bank National Association, Trustee, 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 on January 21, 1999, January 28, 1999, and February 4, 1999; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front (South) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m. on Thursday, February 11, 1999, and First Bank National Association, Trustee (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of EIGHTY-EIGHT THOUSAND TWENTY-TWO AND 32/100 ($88,022.32) DOLLARS.

NOW, THEREFORE, Justin T. Milam, in his capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Grantee, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of River Trace Estates, Phase I, Section II, of record in Book 6900, page 741, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Gary W. Zyla and wife, Evelyn M. Zyla, by deed from Ken Lokey Homes, Inc., of record in Book 7752, page 506, Register's Office for Davidson County, Tennessee.
>
> The street address of the above-described property is 2805 Steamboat Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the aforesaid real estate free from all right of homestead exemption in and equitable redemption of the subject property, the statutory right of redemption, and all right of dower, courtesy, and statutory or elective rights in the subject property, all such rights and exemptions being waived in the Deed of Trust, in as full and complete manner as the

undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

The above-described property is transferred and conveyed subject to the following: (1) any and all liens against said property for unpaid property taxes; and (2) any and all other prior liens, claims, encumbrances, easements, restrictions and matters against or affecting the subject property.

IN WITNESS WHEREOF, Justin T. Milam, in his capacity as Successor Trustee, and not otherwise, has set his signature on this 11th day of February, 1999.

Justin T. Milam, Successor Trustee
Justin T. Milam, as Successor 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, Justin T. Milam, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 1999.

Dee D. Gowen
Notary Public

My Commission Expires:

DEE D. GOWEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

...ires SEPT. 18, 1999

3699 03/01 0101 03CHECK 340.68



106896 01

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11360 PG. 729

| | | | | | |
|---|---|---|---|---|---|
| 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 |

055453 2

IDENTIFICATION REFERENCE

99 MAR -1 PM 3:11

REGISTER
DAVIDSON COUNTY, TN

| | |
|---|---|
| CAMT | 88022.32 |
| CON TX | 325.68 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 340.68 |
| CHECK | 340.68 |

03/01/99 01 15:09 0001 1699

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1430891