This Instrument was Prepared By
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

Please send tax bills to
Capital Bank and Trust Company
1820 West End Avenue
Nashville, TN 37203

BOOK 11738 PAGE 367

Map and parcel No. 104-9-K-110.CO

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust (the "Deed of Trust") from Thomas J. Swagler, Jr., unmarried to R. Rick Hart, Trustee, dated March 19, 1998, of record in Book 10851, page 568, Register's Office for Davidson County, Tennessee, the hereafter described property (the "Property") was pledged for the purposes of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured by the Deed of Trust appointed the undersigned Grantor ("Grantor") as Successor Trustee by the Appointment of Successor Trustee, recorded in Book 11694, page 356, said Register's Office; and

WHEREAS, default was made in the terms and conditions of the Deed of Trust, and the beneficiary requested the undersigned to advertise and sell the Property under the terms and provisions of the Deed of Trust; and

WHEREAS, in pursuance of the request of the beneficiary, the Property was advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 3rd day of November, 1999, at 10:00 a.m., at the main door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Capital Bank and Trust Company ("Grantee"), being the highest and best bidder, become the purchaser of the Property at and for the sum of $146,622.31.

NOW, THEREFORE, in consideration of the premises, the Undersigned, W. William Davis, as Successor Trustee, does hereby grant, bargain, sell, and convey to the Grantee, in fee simple forever, the Property, described as being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 110, The Montclair, as described in the Master Deed Establishing a Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas J. Swagler, Jr., unmarried, by Warranty Deed of Jack D. Gwaltney and wife, Ethelene Gwaltney, dated March 19, 1998, and of record in Book 10851, page 365, Register's Office of Davidson County, Tennessee.

The street address of the property is 3818 West End Avenue, #110, Nashville, TN 37205.

Subject to all unpaid taxes, and governmental zoning and subdivision ordinances in effect thereon and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD said described real estate unto Grantee, his her successors and assigns, forever in fee simple.

Sale was advertised and made as Successor Trustee only without covenants or warranties of title, express or implied, and this conveyance is so made.

5942 1 1110 0101 03CHECK 553.50
99 NOV 10 01:10:10
REFERENCE
06561111

IN WITNESS WHEREOF, W. William Davis, as Successor Trustee and Grantor has executed this instrument on the day and date aforesaid.

W. William Davis
Successor Trustee and Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of November, 1999, before me personally appeared W. William Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAR. 29, 2003

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $146,622.31.

Affiant

Sworn to and Subscribed before me this 3rd day of November, 1999.

Notary Public

My Commission Expires:

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 29, 2003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0656111 RECEIVED 99 NOV 10 AM 10:10 MARK

CAMT	146622.31
CON TX	542.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	553.50
CHECK	553.50

11/10/99 01 10:11 0001 9942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1537650