RETURN TO:
Amon Ringemann
3937 Gallatin Road
Nashville, TN 37216

THIS INSTRUMENT PREPARED BY:
GARY R. THOMPSON, Attorney
GIBSON & GREGORY
201 Fourth Avenue, North - Suite 1900
Nashville, TN 37219

SUCCESSOR TRUSTEE'S DEED

ADDRESS NEW OWNER AND SEND TAX BILLS TO:

Amon Ringemann, Trustee, with Full Power to Sell, Transfer, Lease, Mortgage or Encumber without the Joinder of Any Beneficiary.
3937 Gallatin Road
Nashville, TN 37216

MAP/PARCEL NUMBERS : Map: 82-3 Parcel: 27
FIELD BOOK :

Instr:200003130025756 Page: 1 OF 3
REC'D FOR REC 03/13/2000 3:32:16PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $21.46

THIS INSTRUMENT made and entered into this 13th day of March, 2000 by and between Gary R. Thompson, Successor Trustee, and Amon Ringemann, Trustee, with Full Power to Sell, Transfer, Lease, Mortgage or Encumber without the Joinder of Any Beneficiary, hereinafter referred to as "Grantee."

WITNESSETH:

WHEREAS, by installment deed executed on the 3rd day of October, 1994, of record in Book 9485, Page 981, Register's Office for Davidson County, Tennessee, Violar T. Hart, a single person, conveyed certain real property to Andrew B. Gibson, Jr., Trustee, for the purpose of securing the indebtedness described therein; and

WHEREAS, the owner and holder of the note evidencing the aforesaid indebtedness, as provided in said installment deed and by instrument #200002140014957, Register's Office for Davidson County, Tennessee, appointed Gary R. Thompson, a resident of Davidson County, Tennessee, as Successor Trustee and vested him with all of the rights, powers and privileges of the original Trustee named in said installment deed; and

WHEREAS, the indebtedness secured by said installment deed was not paid as agreed, but default was made, and thereupon, at the request of Jim Stevens, Trustee, the holder of said indebtedness, the Successor Trustee did commence foreclosure of said property pursuant to the provisions of said installment deed; and

WHEREAS, on Monday, the 13th day of March, 2000, at 12:00 o'clock noon at the south front door of the Metro Courthouse in Nashville, Tennessee, said Successor Trustee offered said real estate for sale, subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record and in bar of the statutory right of redemption set forth in TCA §66-8-101, et. seq., homestead, dower, elective share, rights of appraisement or valuation, and all other rights and exemptions of every kind, all of which were expressly waived and conveyed in the aforesaid installment deed, and after being cried for a reasonable time, the property was sold to the highest bidder, the same being the Grantee, for the sum of $5,800.00 and said sum was applied and credited by Jim Stevens, Trustee, to the outstanding indebtedness, as by said installment deed directed.

NOW, THEREFORE, this deed further witnesseth:

THAT for and in consideration of the said Grantee having credited to the secured indebtedness said sum of $ 5,800.00, as hereby acknowledged, the Successor Trustee has this day bargained and sold and does hereby sell, transfer and convey unto the said Grantee, and Grantee's heirs, successors and assigns, forever, the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of H.H. Brown's Subdivision of the Drake lands of record in Book 161, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jim Stevens, Trustee, by Trustee's Deed from Tom G. Coleman, Jr., Trustee, of record in Book 6388, page 572, Register's Office for Davidson County, Tennessee.
>
> This is unimproved property known as 1010 Joseph Avenue, Nashville, TN.

TO HAVE AND TO HOLD the aforesaid real property and any improvements thereon unto the said Grantee, Grantee's heirs, successors and assigns, in fee simple, forever, and in bar of all rights of redemption.

AND said Successor Trustee does hereby transfer, assign and set over unto the said Grantee all of the covenants and warranties in the aforesaid installment deed and does hereby transfer, sell and convey unto said Grantee every right, title and interest which he as Successor Trustee holds by virtue of the said installment deed and his appointment.

WITNESS the signature of the Successor Trustee on this the 13th day of March, 2000.

Gary R. Thompson

GARY R. THOMPSON
Successor Trustee
201 Fourth Avenue, North
Suite 1900
Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, PAMELA A PHILLIPS, a notary public in and for the aforesaid state and county, the within named Gary R. Thompson, Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained.

Witness my hand and affixed seal in Nashville, Davidson County, Tennessee, this 13th day of March, 2000.

PAMELA A. PHILLIPS NOTARY PUBLIC DAVIDSON COUNTY TN

Pamela A Phillips

NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 31 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $5,800.00.

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2000.

PAMELA A. PHILLIPS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Pamela A Phillips

NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 31 2004

P:\Stevens.Jim\Hart.Violar\Successor.Deed