Davidson County DEEDTRS
Recvd: 05/08/01 15:17 3pgs
Fees:15.00 Taxes:407.00
20010508-0047620

THIS INSTRUMENT PREPARED BY:
MARTIN C. GINER, ATTORNEY
222 SECOND AVENUE NORTH
326 WASHINGTON SQUARE
NASHVILLE, TN 37201
(615) 259-9222

SUCCESSOR TRUSTEE'S DEED

Address of New Owner	Send Tax Bill To:	Map/Parcel No.
THE BANK OF NASHVILLE PO BOX 198986 NASHVILLE TN 37219-8986	SAME	Map 82-12 Parcel 264

WHEREAS M. Carl Sneeden, by Deed of Trust and Modification of Deed of Trust (hereinafter collectively referred to as the "Deed of Trust") of record in Deed Book 10486, Page 500, and Book 11298, Page 94, Register's Office for Davidson County, Tennessee, respectively conveyed to T. Wayne Hood, Trustee, the hereinafter described real property for the purposes set forth in said Deed of Trust; and

WHEREAS Charles E. Hooks having been appointed Successor Trustee by Instrument of record in Instrument No. 20001127-0116130, said Register's Office; and

WHEREAS the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust as modified; and

WHEREAS after due advertisement as required by law and as required by the terms of the Deed of Trust as modified, offered the property for sale to the highest bidder for cash, at public outcry, at 12:00 noon, central standard time, on May 8, 2001, at the south door of the Davidson County Courthouse in Nashville, Tennessee, when and where The Bank of Nashville (hereinafter "Grantee") became the last and highest bidder for cash at the price of One Hundred Ten Thousand Dollars and no/100 ($110,000.00);

NOW THEREFORE, in his capacity as Successor Trustee and not otherwise, and in consideration of the sum of One Hundred Ten Thousand Dollars and no/100 ($110,000.00), Charles E. Hooks, Successor Trustee, does hereby bargain, sell, and quitclaim, and by these presents does hereby transfer and convey unto Grantee, its successors and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 26 and 27 on the map of D.D. Phillips Silverdene Park Subdivision, as of record in Book 421, Page 31, Register's Office for said county.

According to a survey made by Eric Drake, County Surveyor, July 13, 1934, said Lots 26 and 27 are described as follows:

Beginning at the southeast corner of McFerrin Avenue and Silverdene Place, formerly Ramsay or Georgia Street; thence with the southerly margin of Silverdene Place, eastwardly 70.5 feet to the corner of Lots 26 and 27; thence with the line between said two lots, southwardly 170 feet to the northerly margin of an alley; thence with said alley westwardly 178.5 feet to the easterly margin of McFerrin Avenue; thence with the same, northwardly 202.5 feet to the beginning.

Being the same property conveyed to M. Carl Sneeden by deed of record in Book 10486, page 500, Register's Office for Davidson County, Tennessee.

The street address of the property is 920 Silverdene Place, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever as the undersigned in his capacity as Successor Trustee and not otherwise has the power to convey the same, but subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any; and

2. Any and all other prior restrictions, restrictive covenants, easements, encumbrances, or liens of any nature including, without limitation, the rights of redemption of any taxing authority.

And I do further transfer, assign, and convey unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust as modified in as full and ample manner as under it I can or should do, but convey, assign, and transfer as Successor Trustee and not any further or otherwise.

Words used herein indicating number or general shall be read as context may require.

Dated this 8th day of May, 2001.

Charles E. Hooks, as Successor Trustee
and not otherwise

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, Charles E. Hooks, Successor Trustee, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument, and who acknowledged that he has read the foregoing instrument and understands the contents thereof, and that he voluntarily executed the same.

Witness my hand and official seal at office this 8 day of May, 2001.

Karen H Babb
Notary Public

My Commission Expires: _____

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000.00

Affiant

Sworn to and subscribed before me

this 8 day of May, 2001.

Karen H. Babb
Notary Public

My Commission Expires: _____

My Commission Expires MAY 30, 2004