Davidson County DEEDTRS
Recvd: 04/04/03 10:43 3pgs
Fees:18.00 Taxes:118.40
20030404-0044678

THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
905 Stahlman Building
Nashville, Tennessee 37201

Name & Address of a Property Owner:	Name & Address of the Mortgagee:	Map-Parcel Numbers:
Robert H. Herrman 905 Stahlman Building Nashville, Tennessee 37201	**Randall Realty Company** 905 Stahlman Building Nashville, Tennessee 37201	Map 81-12 Parcel 346

TRUSTEE'S DEED

WHEREAS, by Installment Deed by Robert H. Herrman to Maurice D. Tyler and wife, Yvonne D. Tyler, of record in Instrument No. 200002040011808, Register's Office for Davidson County, Tennessee, in which Installment Deed Maurice D. Tyler and wife, Yvonne D. Tyler, joined and conveyed the hereinafter described property to Bill Herrman, Trustee, to secure a promissory note described in said Installment Deed; and

WHEREAS, default was made in the payments and conditions of said note and the lawful owner and holder of said note instructed Bill Herrman, Trustee, to institute foreclosure proceedings as provided in the terms of said Installment Deed; and

WHEREAS, the said Bill Herrman, Trustee, did advertise in accordance with the provisions of said Installment Deed, giving notice of an intent to sell said property at the South (front) Door of the Courthouse in Nashville, Davidson County, Tennessee on Friday, December 28, 2001 at 12:30 o'clock p.m.; and

WHEREAS, at the time and place stated in said advertisement, the said Bill Herrman, Trustee, offered the property hereinafter described for sale to the highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower and all other exemptions which were expressly waived in said Installment Deed, but subject to any and all unpaid real estate taxes and superior liens of record; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Bill Herrman, Trustee, offered for sale and sold said property to **Robert H. Herrman** for the sum of Thirty Two Thousand ----- And No/00 ----- ($32,000.00) Dollars, which amount was the highest, best and last bid.

NOW, THEREFORE, for and in consideration of the sum of Thirty Two Thousand ----- And No/00 ----- ($32,000.00) Dollars,

cash in hand paid and the cancellation of the indebtedness, I, Bill Herrman, Trustee, does hereby bargain and sell, and by these presents, transfer and convey unto the the said **Robert H. Herrman**, his heirs and assigns, the following described real property in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the south one-half of Lot No. 43 on the Map of McGavock's Homestead Addition to Nashville, as of record in Book 57, page 9, Register's Office for said County.

Said part of Lot No. 43 fronts 25 feet on the easterly side of 7th Avenue North and runs back between parallel lines 175 feet to an alley.

Being the same property to Maurice D. Tyler and wife, Yvonne D. Tyler, by deed from Robert H. Herrman of record in Instrument No. 200002040011808, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, commonly known as 1612 7th Avenue North, Nashville, Tennessee 37208

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns forever, but subject to said real estate taxes and any superior liens of record. I herewith assign to said Grantee any and all warranties held by me as Trustee, but not otherwise.

WITNESSD my hand on this the 28th day of December, 2001.

Bill Herrman, Trustee

BILL HERRMAN, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Bill Herrman, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day

day of December, 2001.

NOTARY PUBLIC

My Commission Expires:

1/28/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $32,000.00.

AFFIANT

Sworn to and subscribed before me this the 28th day of December, 2001.

NOTARY PUBLIC

My Commission Expires:

1/28/06