Davidson County DEEDTRS
Recvd: 09/01/04 16:00 3pgs
Fees:18.00 Taxes:275.65
20040901-0106098

THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
905 Stahlman Bldg.
Nashville, TN 37201

Name & Address of a Property Owner:	Name & Address of Mortgagee:	Map/Parcel Numbers:
Robert H. Herrman P.O. Box 286281 Nashville, TN 37228	Randall Realty Company P.O. Box 285281 Nashville, TN 37228	Map 80-8 Parcel 346

TRUSTEE'S DEED

WHEREAS, by Installment Deed by Robert H. Herrman to Gordon T. Bell and wife, Sonya L. Bell, of record in Instrument No. 200002040011813, Register's Office for Davidson County, Tennessee, in which Installment Deed, Gordon T. Bell and wife, Sonya L. Bell, 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, 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 12:45 o'clock p.m., and

WHEREAS, at the time and place stated in said advertisement, 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 Seventy Four Thousand Five Hundred ----- And No/00 ----- ($74,500.00) Dollars, and

cancellation of the indebtedness, which amount was the highest, best and last bid.

NOW THEREFORE, for and in consideration of the sum of Seventy Four Thousand Five Hundred ----- And No/00 ----- ($74,500.00) Dollars, cash in hand paid and cancellation of the indbetedness, I, Bill Herrman, Trustee, does hereby bargain and sell, and by these presents, transfer and convey unto 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 Lot No. 72 on the Plan of Bordeaux Hills Addition, as of record in Book 4460, page 9, Register's Office for said County, to which plan reference is here made for description.
>
> Being the same property conveyed to Gordon T. Bell and wife, Sonya L. Bell, by deed from Robert H. Herrman of record in Instrument No. 200002040011813, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, known as 3222 Briarwick Drive, Nashville, TN 37218.

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

WITNESS 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, 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 purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 28th 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 $74,500.00.

Affiant

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

Notary Public

My Commission Expires:

1/28/06
