43-12-30 KS

BOOK 5329 PAGE 745

TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 22nd day of August , 1974, and recorded in the Register's Office of Davidson County, Tennessee, in Book 4846, Page 159 John Ray Powell and wife, Claudia B. Powell, conveyed to Richard D. Cahoy as Trustee the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations hereinafter mentioned and set forth; and

WHEREAS, Michael I. Less was appointed Successor Trustee by instrument of record in the Register's Office of Davidson County, Tennessee, under Register's Book 5296, Page 466, and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust requested the undersigned to advertise and sell said property under the terms and provisions of said deed of trust; and

WHEREAS, pursuant to said request the said property was by the undersigned advertised for sale in conformity with the terms and provisions of said deed of trust, by which advertisement the said sale was appointed to be held on the 18th day of August , 1978, at the front door of the Court House of Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest bidder for cash at which sale Churchill Mortgage Corporation being the highest bidder became the purchaser of said property at and for the sum of $ 18,040.27 .

WHEREAS, the said purchaser being owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hand of the undersigned Successor Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed;

NOW THEREFORE, in consideration of the premises and of the payment of the said Churchill Mortgage Corporation , as aforesaid of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Michael I. Less, as Successor Trustee, does hereby grant, bargain, sell and convey unto the said Churchill Mortgage Corporation , as aforesaid and unto its successors and assigns, the property mentioned and now further described as situated in the County of Davidson , State of Tennessee, more particularly described as follows, to wit:-

Land in Davidson County, Tennessee, being the northerly 20 feet of Lot No. 25 and all of Lot No. 26 on the Revised Plan of Myatt-Eagan Subdivision, Block B, as of record in Book 1424, Page 107, Register's Office, Davidson County, Tennessee

TO HAVE AND TO HOLD the property described above, together with all privileges appurtances, and hereditaments thereunto belonging or in any way appertaining unto the said Churchill Mortgage Corporation , as aforesaid, and unto its successors and assigns forever, to whom the said Michael I. Less as Successor Trustee warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Michael I. Less, as Successor Trustee, has caused this instrument to be executed this 18th day of August, 1978.

PROPERTY ADDRESS: 152 Rio Vista Drive
Nashville, TN.

Michael I. Less
MICHAEL I. LESS

Mail Tax Bills To: Churchill Mortgage Corporation
Suite 300, 1835 Savoy Dr., N. E.
Atlanta, Georgia 30341

STATE OF TENNESSEE:
COUNTY OF SHELBY :

Before me, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Michael I. Less to me know to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 18th day of August, 1978.

NOTARY PUBLIC

My Commission Expires:
Sept 13, 1978

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I, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 18,040.27 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sowrn to before me this 18th day of August

NOTARY PUBLIC

My commission expires:
Sept 13, 1978

Prepared by & return to:

Less, Pinstein, Vergos & Garrison
Suite 428, 1835 Union Avenue
Memphis, Tennessee 38104

FELIX Z. WINSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 25 10 45 AM '78

IDENTIF. REFERENCE

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AUG 25 78	CONV	18,040.27				
AUG 25 78	S'TAX		B*	46.80		
AUG 25 78	PR'FEE		B*	.50		
AUG 25 78	W'DEED		B*	6.00	*	53.30