3492 04/04 29.12- CASH

This Instrument was prepared by C.ALEX MEACHAM, Attorney
Gilsville Family Center, Smyrna, Tn. 37167

BOOK 5415 PAGE 333

| NAME & ADDRESS NEW OWNER | SEND TAX STATEMENTS TO: | |
|---|---|---|
| Paul David Goodwin<br>Old Hickory Blvd.<br>Nashville, Tn. | Paul David Goodwin<br>Old Hickory Blvd.<br>Nashville, Tn. | Map 81-12<br>Parcel 135 |

## TRUSTEE'S DEED

WHEREAS, Ellen M. Rodriguez by provision in Installmant Deed recorded in Book 5324, Page 955, Register's Office for Davidson County, Tennessee, the property therein described conveyed to Paul Duncan Goodwin, Trustee, with power to sell upon default in the payment of the indebtedness therein secured certain land hereinafter described; and

Whereas, by an instrument dated February 12, 1979, and of record in Book 5397, Page 140, Register's Office for Davidson County, Tennessee, C. Alex Meacham is named as Successor Trustee in said Installment Deed and vested with all powers and duties conferred upon the original Trustee; and

WHEREAS, default in the payment of the indebtedness therein secured was made, and Paul David Goodwin, being the lawful owner and holder of said debt, which was evidenced by note, demanded that the property be advertised and sold in satisfaction of said indebtedness, consistent with the power and duties imposed upon said Trustee and his successors in said Installment Deed; and

WHEREAS, I, C. Alex Meacham, Successor Trustee, caused said property to be duly advertised by notice published once each week for three consecutive weeks and continuing for a period of 21 days following publication of first notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, stating that on Thursday, March 22, 1979, at 11:00 o'clock A.M., at the Front door of the Courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the highest bidder at public auction for cash, and free from the equity of redemption, homestead and dower, all of which was expressly waived in said Installment Deed; and

WHEREAS, at the time and place stated on said terms, I offered said property for sale at public outcry and sold said property to Paul David Goodwin, his said bid of Eight Thousand Six Hundred Fifty One and 10/100 ($8,651.10) Dollars, being the highest and best bid offered.

Now THEREFORE, in consideration of the premises and in exercise of the powers and duties vested in me by said Installment Deed, and in consideration of the sum of Eight Thousand Six Hundred Fifty One and 10/100 ($8,651.10) Dollars, which said amount was duly credited on the note herein referred to, the bidder, being the owner and holder of said note, I, C. Alex Meacham, Successor Trustee, as aforesaid, have bargained and sold and by these presents do transfer and convey unto Paul David Goodwin, his successors and assigns, all of the right, title and interest vested in me by said Installment Deed in the property therein described, which said property is situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 272 on the Map of McGavock, Wetmore and Others First Addition to Nashville, called the Town of McGavock of record in Book 21, Page 23, Register's Office for said County, Said Lot fronts 50 feet on the West side of 10th Ave. N., and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Ellen M. Rodriguez, by Installment Deed from Paul David Goodwin and wife, Christine M. Goodwin, of record in Deed Book 5324, Page 526, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from DIANE P. WEIS, TRUSTEE, conveying all right, title and interest of Henry P. Rodriguez, in said land, of record in Deed Book 5324, Page 955, Register's Office for Davidson County, Tennessee.

The sale was held, and this conveyance is made subject to the liens of restrictive covenants, easements and setback lines affecting the property herein described, and of record in the Register's Office for Davidson County, Tennessee; and likewise to the lien of taxes for the years 1978 and 1979.

TO HAVE AND TO HOLD said property with the appurtenances estate title and interest thereto belonging to said Paul David Goodwon, his successors and assigns forever. And I do hereby transfer and assign unto Paul David Goodwin, his successors and

assigns, all of the rights and benefits of the covenants and warranties in said Installment Deed contained in as full and ample a … manner as under it I can or should do, but I convey and assign as Successor Trustee and not otherwise.

Witness my hand this the 4th day of April, 1979.

C. Alex Meacham Successor Trustee

C. Alex Meacham, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sylvia L. Lopez, a Notary Public in and for said State and County, the within named C. Alex Meacham, Successor Trustee, and the bargainor, with whom I am personally acquainted, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of April, 1979

Sylvia L. Lopez
Notary Public

SYLVIA L. LOPEZ NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

10-18-81

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 8,651.10
C. Alex Meacham
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 4th DAY OF April 19 79
E. Brashears
Deputy Register

IDENTIF. REFERENCE

APR 4 2 17 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F. 2. 2. 1. 4. 2.

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5415 PAGE 336

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 8651.10- | CO |
| | | | 22.62 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CASH | 29.12- |
| | | 3492A | 04/04/79 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 2 1 4 2

IDENTIF. REFERENCE

APR 4 2 17 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 674935