Instrument Prepared By
Phillip Saindon (gf)
Of The Law Firm Perkins & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 5549 PAGE 353

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha H. Fontenay	Co National Investments	83-14
(NAME) 405 Scott Avenue	(NAME) P. O. Box 10943	Pan. 132
(STREET ADDRESS OR ROUTE NUMBER) Nashville 37205 Tenn.	(STREET ADDRESS) Birmingham 35202 Alabama	23W05005
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

mail

TRUSTEE'S DEED

WHEREAS, by deed of trust dated September 19, 1978, of record in Book 5341, page 583, Register's Office for Davidson County, Tennessee, Boardwalk Properties, a partnership composed of Owen Mark Beitsch, John Phillips and Wayne A. Reed, conveyed the property hereinafter described to Phillip Saindon, Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, default was made in the payment of the said indebtedness and in performance of the other covenants and agreements contained in said instrument and Martha H. Fontenay, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and

WHEREAS, the said Phillip Saindon, Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks or twenty days, one insertion of said advertisement appearing in each of the issues of said newspaper on December 6, December 13, December 20, 1979, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Phillip Saindon, Trustee, did offer said property for sale at public outcry to the highest bidder for cash in hand, and in bar of the right of equity of redemption and homestead and subject to any and all unpaid taxes

12/21 35.00 CHECK

4510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,269.72

Subscribed and sworn to before me, this the 31 day of Dec. 19 79

Affiant

My commission expires: Jan. 27, 1980
(Affix Seal)

Notary Public

and a first mortgage of record in Book 5036, page 894, Register's Office for Davidson County, Tennessee on Friday, December 28, 1979 at 12:00 o'clock noon at the south door of the Court House in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Martha H. Fontenay was the highest and best bidder, the amount of her bid being in the sum of TEN THOUSAND SEVENTY-EIGHT AND 63/100 ($10,078.63) DOLLARS above the First Mortgage, and the said Martha H. Fontenay being the holder of the indebtedness secured by said deed of trust, together with the expense of said sale amounting to more than said bid, accordingly she was not required to pay any cash to the Trustee except the expense of said sale.

NOW, THEREFORE, in consideration of the premises, I, Phillip Saindon, Trustee, have bargained and sold and by these presents do transfer and convey unto Martha H. Fontenay and husband Charles L. Fontenay, their heirs and assigns, the following described property situated in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 43, Block "A", on the Plan of Priest Home Place, of record in Book 161, page 102, Register's Office for said County, to which plan reference is hereby made for a more particular description thereof.
>
> Being the same property conveyed to Boardwalk Properties, a partnership compose of Owen Mark Beitsch, John Phillips and Wayne A. Reed by deed from Martha H. Fontenay and husband, Charles L. Fontenay which is of record in Book 5341, page 583, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all unpaid taxes which are a lien agains said property at the time of sale and a first mortgage of record in Book 5036, page 894, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said

Martha H. Fontenay and husband, Charles L. Fontenay, their heirs and assigns, forever.

I, Phillip Saindon, Trustee, under said deed of trust, do hereby transfer, assign and convey unto the said Martha H. Fontenay and husband, Charles L. Fontenay, their heirs and assigns, all of the right, title and interest in and to said property vested in me, and which I have the right to transfer, in as full and ample manner as I, as Trustee under said deed of trust can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned, Phillip Saindon, Trustee, has hereunto set his hand this the 28th day of December, 1979.

PHILLIP SAINDON, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dana A. Rodgers, a Notary Public in and for said County and State, the within named Phillip Saindon, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennesee, this the 28th day of December, 1979.

Notary Public

My commission expires:

4-23-83

F70109

IDENTIF. REFERENCE

DEC 31 9 51 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5549 PAGE 356

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			28269.52- CO	
			73.53 CO TX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK	83.03-
4510A12/31/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F70109

IDENTIFICATION REFERENCE

DEC 31 9 51 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 734122