• This instrument was prepared by H. Stanley Allen, Jr., Attorney, 21st Floor, Life & Casualty Tower, Nashville, Tennessee 37219 mail

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Beneficial Finance Co. of Tennessee, Inc. 4978 Nolensville Road Nashville, Tennessee 37211	Same	Map: 149-5 Par: 124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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The actual consideration or value, whichever is greater, for this transfer is $33,757.36.

H. Stanley Allen
Affiant

Sworn to and subscribed before me, this 26th day of February, 1981.

Jane P. Guthrie
Notary Public

My Commission Expires July 18, 1982

G 31027

IDENTIF. REFERENCE

FEB 27 9 54 AM '81

REGISTER DAVIDSON COUNTY, TENN.

TRUSTEE'S DEED

This indenture, made and entered into this 20th day of January, 1981, by and between Beneficial Finance Co. of Tennessee, Inc., successor by way of merger effective December 31, 1978 to the right, title and interest of Beneficial Finance Co. of Nashville, Inc., a Tennessee corporation, and James K. Burton, Trustees, First Party, and Beneficial Finance Co. of Tennessee, Inc., a Tennessee corporation, Second Party.

W I T N E S S E T H:

WHEREAS, on the 24th day of May, 1978, Jerry W. Demonbreun, Sr., and wife, Lois J. Demonbreun, executed a deed of trust conveying the herein described property to Beneficial Finance Company of Nashville and James K. Burton, Trustees, to secure a promissory note executed simultaneously therewith; and,

WHEREAS, the owner and holder of said promissory note and deed of trust directed the First Party to advertise and to sell the said property in satisfaction of said indebtedness and the cost of foreclosure in accordance with the terms and provisions of said promissory note and deed of trust; and,

WHEREAS, the First Party did advertise said property for sale in accordance with the terms of said deed of trust, notices of the time, place and terms of said sale having been published in the Nashville Record on December 18 and 25, 1980, and January 1 and 8, 1981; and,

WHEREAS, pursuant to said notices, First Party did offer said property for sale at the South Door of the Davidson County Courthouse in Nashville, Tennessee, on Friday, the 9th day of January, 1981, at 12:00 noon; and,

WHEREAS, Beneficial Finance Co. of Tennessee, Inc., Second Party, was the highest and best bidder, and became the purchaser of said property at and for the sum of Thirty-Three Thousand Seven Hundred Fifty-Seven and 36/100 Dollars ($33,757.36), and said sum of said bid having been paid, the receipt of which is hereby acknowledged;

CHECK

NOW, THEREFORE, in consideration of the premises, First Party has this day bargained and sold and does hereby transfer and convey unto Second Party, its successors and assigns, the following described real property, located in Nashville, Davidson County, Tennessee, to wit:

02/27 97.38-

2065

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit: Land in Davidson County, Tennessee, being Lot No. 142 on the plan of Section Two, Terragon Trails, of record in Book 5050, page 9, Register's Office for said County.

Said Lot No. 142 fronts 43.26 feet on the northerly margin of a cul de sac at the terminus of Trappers Ridge and extends back 170.83 feet on the northwesterly line and 157.69 feet on the southeasterly line to a broken line in the rear, measuring 166.95 feet thereon.

Being the same property conveyed to Jerry W. Demonbreun, Sr., and wife, Lois J. Demonbreun, by deed of record in Book 5183, Page 655, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real property unto the Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind; and

We, Beneficial Finance Co of Tennessee, Inc. ~~xxsubsidiaryxofxBeneficial Financexofxxxxofxxxxxxxxxxxxxx~~ a Tennessee corporation, and James K. Burton, Trustees, First Party, do forever covenant and bind ourselves, our successors and representatives, to warrant and defend the title to said land, only as to such title coming through or by us to said Second Party, its successors and assigns, against the lawful claim of all persons whomsoever.

IN WITNESS WHEREOF, we have set our hands hereunto this 20th day of January, 1981.

BENEFICIAL FINANCE CO. OF TENNESSEE, INC.

BY _____
Fernande Bennett, Vice President

_____
James K. Burton, Trustee

STATE OF DELAWARE)
COUNTY OF NEW CASTLE)

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Fernande Bennett, who upon her oath acknowledged herself to be the Vice President of the within named bargainor, ~~Beneficial Finance Company of~~ Beneficial Finance Co. of Tennessee, Inc., a Tennessee corporation, Trustee, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Fernande Bennett as such Vice President.

Witness my hand and official seal at office at Wilmington, Delaware, on this the 20th day of January, 1981.

_____
Notary Public
Deborah K. Dominick

Commission Expires June 20, 1982 Deborah K. Dominick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named James K. Burton, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he, being so authorized to do, executed the within instrument as Trustee for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 1981.

Jane P. Quarles Capers
Notary Public

Commission Expires July 18, 1982

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

33757.36- CO
87.88 CO TX
.50 PRFEE
9.00 WDEED
CHECK 97.38-
2066A02/27/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 1 0 2 7

IDENTIFICATION REFERENCE

FEB 27 9 54 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 808876