112.58
LEO
360

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 40,788.39.

BOOK 5839 PAGE 88

Affiant

Subscribed and sworn to before me, this 7th day of January, 1982.

Notary Public

My Commission expires 10-21-84

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows: Send Tax Bills to: Map-Parcel Numbers

Metropolitan Federal Savings
and Loan Association
230 Fourth Avenue North
Nashville, TN 37219

Same 42-7-A
Par 12 Js

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this 5th day of January, 1982, by and between CHARLES NELSON, JR., TRUSTEE, FIRST PARTY, and METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated August 11, 1980, of record in Book 5636, page 205, Register's Office for Davidson County, Tennessee, Donald W. Terrell, Inc., conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Thirty Eight Thousand Three Hundred Twenty and no/100 ($38,320.00) Dollars and,

WHEREAS, default was made in the payment of said promissory note and the holder directed Firsty Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said note and deed of trust; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of said sale being published in The Nashville Record on December 3, 1981, December 10, 1981 and December 17, 1981; and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Tuesday, January 5, 1982 at 12:00 o'clock

noon, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of FORTY THOUSAND SEVEN HUNDRED EIGHTY EIGHT AND 39/100 ($40,788.39) DOLLARS, and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by the presents transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 12 on the Second Revised Plan of Heritage Square, Phase One, as of record in Book 5200, page 282, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Donald W. Terrell, Inc., by deed from James M. Fischer, Jr. and wife, Mary V. Fischer of record in Book 5636, page 202, said Register's Office.

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

And I, Charles Nelson, Jr., Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title of said land only as to such title coming through or by me to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

574635 IDENTIFICATION REFERENCE

JAN 8 10 46 AM '82 REGISTER DAVIDSON COUNTY, TENN.

RUSH

Charles Nelson, Jr., Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Shirley L. Johnson, a Notary Public in and for said County and State, the within named CHARLES NELSON, JR., Trustee, the barganior, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 7th day of January, 1982.

Shirley L. Johnson
Notary Public

SHIRLEY L. JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires:
7-21-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5839 PAGE 90

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
			40783.39-	CO
			106.08	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	112.58-
6427A01/08/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 4 6 3 5

IDENTIF. REFERENCE

JAN 8 10 46 AM '82

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

No. 861203