TRUSTEE'S DEED

BOOK 5873 PG 219

L. Gino Marchetti, Jr.)
Successor-Trustee)
)
to) MAP #83-13
) PARCEL #279
) FIELD BOOK #23W 5630
)
BENEFICIAL FINANCE COMPANY)
OF TENNESSEE,INC.)
52 Piedmont St., P.O. Bx. 518)
Bristol, Virginia 24201)
(Send Tax Bills Here))

WHEREAS, Pinkie Alvin Butler and wife, Faith Lorell Butler executed a deed of trust on the 18th day of July, 1980 which was recorded in Book 5627 Page 82 Register's Office for Davidson County, Tennessee, conveying to Robert L. Dinwiddie and Richard A. Wagner, Trustees,the hereinafter described property to secure payment to Beneficial Finance Company of Tennessee, Inc., of a promissory note fully described in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, L. Gino Marchetti, Jr., was appointed Successor-Trustee, said appointment being dated the 23rd day of February, 1982 and recorded in Book 5857 Page 436 Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: March 24, 1982 at 10:00 a.m. at the front door of the Court House in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions

of every kind, all of which was expressly waived in said deed of trust; and the Grantee herein, Beneficial Finance Company of Tennessee, Inc., being the highest and best bidder at said sale, with a bid of Eight Thousand Four Hundred Fourty-Five and 10/100 ($8,445.10) Dollars, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held hereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Eight Thousand Four Hundred Fourty-Five and 10/100 ($8,445.10) Dollars, paid by Beneficial Finance Company of Tennessee, Inc., the receipt of which is hereby acknowledged, I, L. Gino Marchetti, Jr., Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Beneficial Finance Company of Tennessee, Inc., its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> BEING Lot No. 48 on the Map of Lindsley Home Place of record in Book 2 Page 92 of the Chancery Court of Nashville,
>
> Said Lot fronts 50 feet on the northerly side of Russell Street and runs back between parallel lines 160 feet to an alley.
>
> BEING the same property conveyed to Pinkie Alvin Butler and wife, Faith Lorell Butler, by deed of record in Book 4007 Page 316, R.O.D.C.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Beneficial Finance Company of Tennessee, Inc.,its successors and assigns forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby convey, transfer and assign to Beneficial Finance Company of Tennessee, its successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

OFFICIAL RECEIPT

IN WITNESS WHEREOF, the said L. Gino Marchetti, Jr., Successor-Trustee, has hereunto set his hand this 7th day of April 1982.

L. GINO MARCHETTI, JR.
Successor-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. Gino Marchetti, Jr., Successor-Trustee, the bargainor, 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 April, 1982.

NOTARY PUBLIC

My Commission Expires: 1-19-86

THIS INSTRUMENT PREPARED BY:
L. Gino Marchetti, Jr.
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
300 James Robertson Parkway
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $8,445.10.

AFFIANT

Sworn to and subscribed before me this 7th day of April, 1982.

NOTARY PUBLIC

My Commission Expires: 1-19-86

G 8.7-1-82

IDENTIF. REFERENCE

Apr 14 2 52 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

1990 04/14 31.34- CHECK

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

RECEIVED OF _____

FOR _____

BOOK 5873 PAGE 217

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
			8445.10- CO	
			21.84 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	31.34-
1990AC	04/14/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8.7.1.8 2

IDENTIF. REFERENCE

APR 14 2 53 PM '82

FELIX Z. WILSON ☐ REGISTER
DAVIDSON COUNTY, TENN.

No. 876127