MAP: 142-5C PARCEL 37

SEND TAX BILLS TO:
NEW OWNERS
T-401 925 TODDPREIS DRIVE
NASHVILLE, TN 37221

THIS INSTRUMENT PREPARED BY:
JOHN M. BAIRD
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd FLOOR, L & C TOWER
NASHVILLE, TENN. 37219

TRUSTEE'S DEED BOOK 5874 PG 194

THIS INSTRUMENT, made and entered into this the 16th day of April, 1982, by and between David B. Herbert, Trustee, party of the first part, and Charles Kenneth Powers, II, and wife, Betty R. Powers, party of the second part.

WHEREAS, by a Deed of Trust dated the 7th day of December, 1979, of record in Book 5541, page 806, Register's Office for Davidson County, Tennessee, Virginia K. Moon, unmarried, conveyed to David B. Herbert, Trustee, the hereinafter described real estate, to secure a Promissory Note of even date therewith in the principal amount of Fifty Two Thousand and No/100 ($52,000.00) Dollars; and

WHEREAS, default was made in the payment of said Note, and the holder thereof having directed the Trustee to sell said property, as provided by said Deed of Trust, the Trustee did advertise the time, place, and terms thereof in The Nashville Record, having general circulation in Davidson County, Tennessee, and published in said county, once a week for three (3) weeks prior to said sale, to wit: On March 18, 1979, and the following two weeks, said advertisement, in all respects, complied with the requirements of the power of sale contained in said Deed of Trust, on the 16th day of April, 1982, at 12:00 Noon, within the legal hours, the Trustee offered said property for sale at the Courthouse in Nashville, Tennessee, after receiving bids, sold said property to Charles Kenneth Powers, II, and wife, Betty R. Powers at the price of Fifty-Three Thousand Two Hundred ($53,200.00) ------ Dollars, this being the highest and best bid.

NOW, THEREFORE, the said David B. Herbert, Trustee, acting under and by virtue of the power of sale contained in said Deed of Trust, for and in consideration of the sum of Fifty-Three Thousand Two Hundred ($53,200.00) Dollars, paid for said land by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the said Charles Kenneth Powers, II and wife, Betty R. Powers,

its successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

> Being Unit No. T-401, together with the Carport and designated as No. T-401-C in River Plantation, Section Four, Condominium, a Horizontal Property Regime, located at Todd Pries Drive, Nashville, Tennessee, as shown on the Plat of River Plantation, Section Four Condominium, as of record in Book 4860, pages 17, 18, and 19, amended in Book 4860, pages 107, 108 and 109, Register's Office and described in a Master Deed of record in Book 4892, pages 440, amended in Book 4956, pages 756, said Register's Office.
>
> Being the same property conveyed to the Grantor herein, by deed from Geraldine T. Cabai and Cynthia G. Cabai, of record in Book 5541, page 803, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto party of the second part, its successors and assigns, said property in as full and ample a menner as the said Trustee has power to convey the same.

THIS CONVEYANCE IS SUBJECT TO ALL REAL ESTATE TAXES, EASEMENTS, AND RESTRICTIONS APPLICABLE TO SAID PROPERTY AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PREMISES MIGHT DISCLOSE, THE CONDOMINIUM PLAT BY-LAWS, AND MASTER DEED.

WITNESS my hand on this the 16th day of April, 1982.

David B. Herbert, 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 David B. Herbert, 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 16th day of April, 1982.

NOTARY PUBLIC

My Commission Expires: 7-18-82

BOOK 5974 PG. 195

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $53,200.00.

David B. Herbert, Trustee

Sworn to and subscribed before me this 16th day of April, 1982.

NOTARY PUBLIC

My Commission Expires: 7-18-82

G 8.7.5 1 7

IDENTIF. REFERENCE

Apr 16 4 25 PM '82

FELIX Z. ELLIS JR. REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5874 PG 197

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

53200.00- CO
136.32 CO TX
.50 PRFEE
9.00 WDEED
CHECK 147.82-
2424A04/16/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 7 5 1 7

IDENTIFICATION REFERENCE

APR 16 4 25 PM '82

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

No. 876542