OFFICIAL RECEIPT

3067

NAME & ADDRESS NEW OWNERS:

Metropolitan Federal
Savings & Loan Association
230 Fourth Avenue, North
Nashville, Tennessee 37219

SEND TAX STATEMENTS TO:

Same

BOOK 5875 PG: 604

TAX PARCEL NO. 118 - 10 164

This instrument prepared by
STEPHENSON, LACKEY & WAITE
Suite 702
501 Union Building
Nashville, Tennessee 37219

TRUSTEE'S DEED

Whereas, Arthur M. Ford and wife, Anne Fields Ford, by Deed of Trust recorded in Book 5290, page 165, Register's Office for Davidson County, Tennessee, conveyed to J. G. Lackey Jr., Trustee, with power to sell upon default in the payment of the indebtedness therein secured certain land hereinafter described; and,

Whereas, default in the payment of the indebtedness therein secured was made and Metropolitan Federal Savings and Loan Association, being the lawful owner and holder of said debt, which was evidenced by note, demanded that the property be advertised and sold in satisfaction of said indebtedness, consistent with the power and duties imposed upon said Trustee and his successors in said Deed of Trust; and,

Whereas, I Thomas I. Holman, SUCCESSOR TRUSTEE, caused said property to be duly advertised by Notice published once each week for three (3) consecutive weeks and continuing for a period of twenty one (21) days following publication of first notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, stating that on Wednesday, April 21, 1982, at 11:15 A.M., said property hereinafter described would be sold to the highest bidder at public auction for cash, and free from the equity of redemption, homestead and dower, all of which was expressly waived in said Deed of Trust; and,

Whereas, at the time and place stated, on said terms, I offered said property for sale at public outcry and sold said property to Metropolitan Federal Savings and Loan Association (hereinafter referred to as "GRANTEE"), for its said bid of Sixty-one thousand two hundred forty two and 33/100 ($61,242.33) DOLLARS, being the highest and best bid offered.

Now, therefore, in consideration of the premises and in exercise of the powers and duties vested in me by said Deed of Trust, and consideration of the sum of Sixty one thousand two hundred forty two and 33/100 ($61, 242.33) DOLLARS, cash in hand paid, which amount was duly credited on the note referenced herein, the bidder being the owner and holder of said note, I, Thomas I. Holman, SUCCESSOR TRUSTEE, as aforesaid, have bargained and sold and by these presents do transfer and convey unto said GRANTEE, its successors and assigns, all of the right, title and interest vested in me by said Deed of Trust in the property therein described, which said property is situated in Davidson County, Tennessee, and described as follows:

Being Lot No. 40 on the Map of Pleasant Valley Subdivision, of record in Book 1424, page 63, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Woodmont Blvd., the common corner of Lots 39 and 40; thence with the line between said lots, northerly 200 feet to a point; thence westerly 108.1 feet to the east margin of Crestridge Drive; thence with the margin of said Drive, southerly 175 feet to the beginning of a curve; thence around said curve, southeasterly 39.27 feet to the north margin of Woodmont Blvd., thence with the margin of the same, easterly 88.1 feet to the beginning.

RUSH

G.8.8031

IDENTIFICATION
APR 21 '82
FELIX Z. HILL, REGISTER
DAVIDSON COUNTY, TN

Included in the above description but specifically excluded therefrom is property described in a Warranty Deed from Fred W. Beaufait and wife, Lois E. Beaufait, to State of Tennessee, of record in Book 4542, page 44, as follows: Being part of Lot 40 on the Map of Pleasant Valley as of record in Book 1424, page 63, Register's Office for Davidson County, Tennessee, beginning at a point in the north margin of Woodmont Blvd., at the southwest corner of Lot No. 39; thence with said margin S 85° 57' 46" W 83.1 feet to the beginning of a curved line to the right which has a radius of 25 feet thence with said curved line northwestwardly 39.27 feet to the end of said curved line to the right having a radius of 40 feet; thence with said curved line southerly 62.83 feet more or less to a point; thence N 85° 57' 46" E. 68.1 feet to a point in Mamie Vaughn's west boundary line; thence with said boundary line (lots in 39 and 40) S 4° 2' E 10 feet to the point of beginning and containing 1,360 square feet.

This is improved property known as 844 Woodmont Boulevard, Nashville, Tennessee, 37204.

The sale was held, and this conveyance is made subject to the liens of restrictive covenants, easements and set-back lines affecting the property herein described, and of record in the Register's Office for the aforesaid County; and likewise to the lien of taxes for the year 1982.

TO HAVE AND HOLD said property with the appurtenances estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. And I do hereby transfer and assign unto said GRANTEE, its successors and assigns, all of the rights and benefits of the covenants and warranties in said Deed of Trust contained in as full and ample a manner as under it I can or should do, but I convey and assign as Successor Trustee, and not otherwise.

WITNESS my hand this 21 day of April, 1982.

Thomas I. Holman Successor Trustee
Thomas I. Holman, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Emmy Ruth Frost, a Notary Public in and for said State and County, the within named Thomas I. Holman, 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 21 day of April, 1982.

Emmy Ruth Frost
Notary Public

My Commission Expires:
My Commission Expires Oct. 17, 1982

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $61,242.33.

AFFIANT

Sworn to and subscribed before me this 21 day of April, 1982.

Virginia R. Holman
Notary Public

My Commission Expires:
1-15-83

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

RECEIVED OF _____

FOR _____

BOOK 5875 PAGE 606

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

61248.33- MO
159.12 MO TX
.50 PRFEE
6.00 TDEED
CHECK 165.62-
3067AC4/21/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.8031

IDENTIF. REFERENCE

APR 21 4 11 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 877159