Full Book

PREPARED BY: SATURN & MAZER, ATTORNEYS 20th Floor, 1st American Ctr., Nashville, TN

BOOK 5902 PAGE 117

TRUSTEE'S DEED

Address New Owner:
John W. Mauch
c/o Saturn & Mazer
First American Center
Nashville, Tn 37238

Send Tax Bills:
Ranier Mortgage
BoX C-34040
Seattle, WASH. 98124

Map 93-6
PAR 177

WHEREAS, by Deed of Trust dated March 3, 1981, of record in Book 5717, page 374, Register's Office for Davidson County, Tennessee, DAVID L. IRWIN et ux CAROLYN Y. IRWIN conveyed the property hereindescribed to ALAN L. SATURN, TRUSTEE, to secure the payment of an indebtedness therein mentioned and described; and,

WHEREAS, I, ALAN L. SATURN, TRUSTEE, under by virtue of the powers vested in me as said Trustee, for said Deed of Trust, did advertise the said real estate as required by law and by the terms of said Deed of Trust of the time and place of said by publication in The Nashville Record, a newspaper of general circulation published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on August 27, September 3, and September 10, 1981, respectively; and,

WHEREAS, pursuant to said notice,I, ALAN L. SATURN, TRUSTEE, did offer said property for sale at public outcry to the highest bidder for cash and in bar of the right of equity of redemption and homestead on September 29, 1981, at 12:00 Noon at the front door of the Courthouse in Davidson County, Tennessee, then JOHN W. MAUCH et ux MARGO S. MAUCH, being the highest and best bidder, became the purchaser bidding the sum of $40,600.00 .

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, ALAN L. SATURN, TRUSTEE, do hereby sell, transfer and convey unto JOHN W. MAUCH et ux MARGO S. MAUCH, heirs and assigns, in bar of the equities of redemption, dower and homestead, the following described real estate in Davidson County, Tennessee:

BEING LOT 14 on the Plan of OLIVIA W. SHARPE Addition as of record in Book 332, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is made.

IDENTIFICATION REFERENCE

JUN 23 1 01 PM 1982

REGISTER DAVIDSON COUNTY, TN

59693

Being the same property conveyed to David L. Irwin et ux, Carolyn Y. Irwin, by deed of record in Book 5717, p. 371, said REgister's Office. Also the same property conveyed by David L. Irwin et ux Carolyn Y. Irwin to Alan L. Saturn, Trustee, by Deed Of TRust of record in Book 5717, page 374.

Property is known as 718 Setliff Place, Nashville, Tennessee.

TO HAVE AND TO HOLD the same unto the said JOHN W. MAUCH et ux MARGO S. MAUCH, heirs and assigns, forever, ALAN L. SATURN, TRUSTEE, covenants that I have full power and lawful authority to sell and convey the same real estate as herein set out; that the Deed of Trust recited was clear, free and unencumbered as of its date except as stated therein; and I will forever warrant the same against the lawful claims of any and all persons holding by, through or under me, but these covenants and warranties are by me as Trustee, and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments, restrictions and limitations as may affect the property.

IN WITNESS WHEREOF, ALAN L. SATURN, TRUSTEE, has hereunto set his hand on this 29th day of September, 1981.

RECORDING FEE_____
STATE TAX_____
REGISTER'S FEE_____
TOTAL PAID_____
RECEIPT NO._____

ALAN L. SATURN, TRUSTEE

By _____
Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of September, 1981, before me personally appeared ALAN L. SATURN, Trustee, to me known and acknowledged that he executed the within instrument for the purposes therein contained.

In witness whereof, I have hereunder set my hand and notarial seal.

_____
Notary Public

My Commission Expires: 4-11-83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 40,600.00

_____

Subscribed and sworn to before me this 29th day of April, 1982.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5902 PAGE 119

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
			40600.00- CO	
			105.56 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	112.06-
4339A06/23/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 6 9 3

IDENTIF. REFERENCE

JUN 23 | 04 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 888025