Send tax bills to:
Third National Mortgage
P. O. Box 2628
444 James Robertson Parkway
Nashville, TN 37219

Prepared by: D. W. McMackin
Attorney at Law
Fourth Floor, St. Cloud Corner
500 Church Street
Nashville, TN 37219

TRUSTEE'S DEED

118-13 227
OH 05905

BOOK 5912 PAGE 56

WHEREAS, under a Deed of Trust dated August 6, 1979 and recorded in Book 5480, page 84, Register's Office, Davidson County, Tennessee, I. W. Gernert, Jr. and wife, Helen C. Gernert conveyed to Harl Rose, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 19, 1980 and recorded in Book 5580, page 376, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D. W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D. W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D. W. McMackin, Substitute Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of June 17, 24 and July 1, 1982, stating that on July 15, 1982, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and a prior Deed of Trust of record in Book 4846, page 218, Register's Office, Davidson, County, Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Associates Financial Services Company of Tennessee, Inc. for $ 20,000.00, which amount was the highest, best, and last bid.

Address new owner: Associates Financial Services
4025 Nolensville Road
Nashville, TN 37211

8393

07/16 12?.46- CHECK

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D. W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Associates Financial Services Company of Tennessee, Inc. BOOK 5912 PAGE 57 (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

Land in Davidson County, Tennessee, being part of Lot 31 on the Plan of N. A. McNairy Country Property, as of record in Minute Book E, page 564, Plan Book No. 1, page 29, Chancery Court of Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Caldwell Avenue at Caldwell's northwest corner; thence with the southerly margin of said Lane, or Avenue, westerly 110 feet; thence southerly parallel with Caldwell's west line 420 feet; thence easterly 110 feet to Caldwell's southeast corner; thence with his west line northerly 420 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to I. W. Gernert, Sr. by Will of Clara Heiss Luetzeler, probated January 10, 1964, as recorded in Will Book 80, page 192, Probate Clerk's Office, Davidson County, Tennessee. I. W. Gernert, Sr. died since that date being survived by wife, Mary Alice Comingore Gernert, and three children, Mary Irwin Gernert, Frieda Gernert O'Berry, and I. W. Gernert, Jr. Mary Irwin Gernert, Mary Alice Comingore Gernert, and Frieda Gernert O'Berry transferred their interest in said property to I. W. Gernert, Jr. and wife, Helen C. Gernert, by deed of record in Book 4837, page 946, Register's Office for Davidson County, Tennessee, and by deed of record in Book 5477, page 637, said Register's Office.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it I can or should do, but I convey and assign as Trustee and not any further or otherwise.

FEE $ 0.50 T.C. IDENTIF. REFERENCE JUL 16 3 50 PM '82 FELIX Z. WILSON, REGISTER DAVIDSON COUNTY, TN

WITNESS my hand on this the 15th day of July, 19 82.

D. W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. W. McMackin, Substitute 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 on this the 15th day of July, 19 82.

My Commission Expires: 4/22/84

Notary Public

JANICE HOYLE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 44,572.36.

D. W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn to before me, this 15th day of July, 19 82.

My Commission Expires: 4/22/84

Notary Public

JANICE HOYLE NOTARY PUBLIC

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

RECEIVED OF _____

FOR _____

BOOK 5912 PAGE 58

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
			44572.36- CO	
			115.96 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 122.46-	
			8393A07/16/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 0 1 0 5

IDENTIF. REFERENCE

JUL 16 3 58 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 891924