TRUSTEE'S DEED BOOK 5976 PAGE 467

This instrument made and entered into on this 9th day of December, 1982, by and between Harold Reeves, Trustee, party of the first part, and James T. Taylor, Jr. and wife, Lynn Taylor, party of the second part.

WITNESSETH:

Whereas, by Deed of Trust of record in Book 5871, page 799, Register's Office for Davidson County, Tennessee, Richard D. Farrar conveyed certain property described therein to Harold Reeves. Trustee. to secure the payment of a mortgage payable to James T. Taylor, Jr. and wife Lynn Taylor.

WHEREAS, default was made in the payment of said mortgage, and the holder thereof has directed first party to advertise and sell said indebtedness and the cost of foreclosure, in accordance with the terms and provisions of the said mortgage and Deed of Trust: and

WHEREAS, first party did advertise said property for sale in accordance with the terms of said Deed of Trust, notices of the time and place of said sale being published in the Nashville Record as prescribed by law; and

WHEREAS, pursuant to said notices first party did offer said property for sale at the Front Door of the Davidson County Courthouse in Nashville Tennessee, on this the 9th day of December, 1982, and James T. Taylor, Jr. and wife, Lynn Taylor of the second part, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of TWENTY SIX THOUSANDTHREE HUNDRED ONE AND NO/100 DOLLARS ($26,301.00)

NOW, thereof, in consideration of the premises, first party has this day bargained and sold and does hereby transfer and convey unto the parties of the second part, the said James T. Taylor, Jr. and wife, Lynn Taylor, their assigns, the following real estate located in Davidson County, Tennessee,, to wit:

BEING Lot No. 59 on the Plan of Benedict Land Company's Subdivision, as of record in Book 332, page 40, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Richard D. Farrar by deed from James T. Taylor, Jr. and wife, Lynn Taylor of record in Book 5871, page 796, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate into said second part ies, their assigns, forever and in bar of equity of redemption, homestead, dower and all other exemption of every kind which were waived.

AND I, Harold Reeves, Trustee, to further covenant and bind myself, my successors and representatives, to warranty and defend title to the said land only as such title coming through me to the said second parties, their heirs and assigns, against the lawful claims of all persons whomsoever, except a Deed of Trust of record in Book 5512, page 44, said Register's Office, all property taxes due and payable, easements, building lines and restrictions of record in said Register's Office.

IN WITNESS WHEREOF, first party hereunto set his signature this day and date first above written.

Harold Reeves, Trustee, First Party.

12/13 74.50 CHECK

4558

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 5976 PAGE 468

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Reeves, 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 9th day of December 1982

Commission expires 4/21/85

Grace M. Floyd
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath / herself / himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / she / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

This is improved property known as 1107 North 2nd Street, Nashville, TN. 37207

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. & Lynn Taylor (NAME)	Security Pacific Mortgage Corp. (NAME)	Map 82-13
1107 North 2nd Street (STREET ADDRESS OR ROUTE NUMBER)	2460 West 26th Avenue (STREET ADDRESS)	Par. 118
Nashville, Tn. 37207 (CITY) (STATE) (P. O. ZIP)	Denver, Colorado 80201 (CITY) (STATE) (ZIP)	20W-15300

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney
640 Spence Lane
Nashville, TN. 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 26,301.00

James T. Taylor Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 1982

Grace M. Floyd
Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

H 2 1 1 9 6

IDENTIF. REFERENCE

DEC 13 10 25 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5976 PAGE 469

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

8830.00- CO
60.38 CO TX
.50 PRFEE
5.00 MISC
CHECK 74.38-
495AA12/13/82 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 T 1 9 6

T
IDENTIF. REFERENCE

DEC 13 10 25 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 915253