This Instrument Prepared By:
W. P. Ortale, Attorney
23rd Fl., L & C Tower
Nashville, TN 37219

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
130-7-34	LILIA D. MAURICIO P.O. BOX 784 LAWRENCEBURG, TN 38464	- NEW OWNER -

BOOK 5934 PAGE 254

FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY	PROPERTY IS IMPROVED
BM-8450	4301 Harding Place	

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this the 13th day of January, 1983, by and between W. P. Ortale, Trustee, and LILIA D. MAURICIO.

WHEREAS, a Deed of Trust dated the 18th day of June, 1982, of record in Book 5901, page 399, Register's Office for Davidson County, Tennessee, B. Sandra Sugerman and husband Clifford A. Sugerman conveyed to W. P. Ortale, Trustee, the hereinafter described real estate, to secure a Note of even date therewith in the principal amount of Thirty Thousand Five Hundred ($30,500.00) 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 a newspaper having general circulation in Davidson County, Tennessee, and published in said county, once a week for twenty (20) days prior to said sale, to wit: on December 23, 1982, and the following two weeks, said advertisement, in all respects complied with the requirements of the the power of sale contained in said Deed of Trust, and on the 13th day of January, 1983 at 12:00 Noon, within the legal hours, the Trustee offered said property for sale at the Courthouse in Nashville, Tennessee, and after receiving competitive bids, sold said property to LILIA D. MAURICIO at the price of THIRTY TWO THOUSAND SEVEN HUNDRED SIXTEEN AND 13/100THS DOLLARS ($32,716.13), this being the highest and best bid.

NOW, THEREFORE, the said W. P. Ortale, 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 THIRTY TWO THOUSAND SEVEN HUNDRED SIXTEEN & 13/100THS _____ 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 _____ LILIA D. MAURICIO _____, its successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as:

Being Lot No. 2 on the Resubdivision of Lots 24, 25, 26, 27, 28 and 29 of the Revised Plan of New Golf Club Subdivision, as of record in Book 4300, page 199, and corrected by Surveyors Certificate of Correction, in Book 4662, page 427, and described as follows:

BEGINNING at a point in the southerly margin of Harding Place, said point being the common front corners of Lots Nos. 1 and 2; thence along the margin of said Harding Place, south 87 degrees 44 minutes east 248.8 feet to a point at the southeast intersection of Lynwood Boulevard and Harding Place; thence along the westerly margin of Lynwood Boulevard, south 11 degrees 10 minutes west 254.0 feet to a point; thence leaving Lynwood Boulevard and with the northerly margin of the Harold G. Oliphant Property, north 79 degrees 01 minutes west 243.2 feet to a point; said point being the common rear corners of Lots Nos. 1 and 2; thence along the dividing line between said Lots Nos. 1 and 2, north 10 degrees 29 minutes east 216.3 feet to a point in the southerly margin of Harding Place, the point of beginning.

Being the same property conveyed to B. Sandra Sugerman by deed from Lilia D. Mauricio, as of record in Book 5901, page 396, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto LILIA D. MAURICIO _____, its successors and assigns, in fee simple forever, and in bar of all right or equity of redemption, the same having been waived in the said Deed of Trust.

And the Trustee does hereby transfer, assign and setover unto LILIA D. MAURICIO _____, all of the covenants and warranties contained in the aforesaid Deed of

Trust, and does hereby transfer title to the property as fully as he is authorized to do so as Trustee, but not further or otherwise, this sale being expressly subject to all unpaid taxes, easements and restrictions applicable to said property, any other easements of record, and any prior liens of record.

WITNESS my hand on this 13th day of January, 1983.

W. P. Ortale
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, W. P. Ortale, Trustee, the within named barganior, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, at office this 13th day of January, 1983.

NOTARY PUBLIC

My Commission Expires: 7-27-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 32,716.13.

Affiant

Subscribed and sworn to before me this the 13th day of January, 1983.

NOTARY PUBLIC

My Commission Expires: 7-27-86

H 2 6 6 2 1

IDENTIF. REFERENCE

JAN 18 12 15 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

BOOK 5934 PAGE 257

RECEIVED OF _____

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

8871.13- CO
.02 CO TX
.50 PRFEE
5.00 MISC
CHECK 91.02-
1642A01/18/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 6 6 2 1

IDENTIF. REFERENCE

JAN 18 12 15 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 921892