This instrument was prepared by:

MOSELEY & MOSELEY
ATTORNEYS AT LAW
P.O. Box 121439
Nashville, Tennessee 37212

The actual consideration or value, whichever is greater, for this transaction is $ 89,000.00.

M A Borchert
Affiant

Subscribed and sworn to before me on this 3rd day of November, 1983.

W. D. Williams
~~Notary Public~~

My ~~Commission Expires~~: Aug. 8, 84

TRUSTEE'S DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP - PARCEL NO.:
M.A. Borchert P.O. Box 547 Brentwood, TN 37027	(continue to send tax bills to Mortgage Co.)	130-8 39

WHEREAS, on December 10, 1982, J. Dan Coggin and Marguerite Coggin, executed a Deed of Trust to Joel H. Moseley, Trustee, of record in Book 5976, Page 230, Register's Office for Davidson County, Tennessee, by which title to the property herein described was conveyed to Joel H. Moseley, Trustee, to secure the payment of all obligations of J. Dan Coggin and Marguerite Coggin under a certain lease of record in Book 5976, Pages 261-278, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of September, 1983, rent and the remaining rent and other obligations were accelerated under the terms of the lease and declared due and payable, and said property was duly advertised for sale by the undersigned, Joel H. Moseley, Trustee, in accordance with the provisions of said Deed of Trust, and on Thursday, November 3, 1983, at the time and place stated in said advertisement, said property was offered for sale at public auction, and the same was bid on and purchased by M.A. Borchert for the sum of $50,000.00 plus assumption of first mortgage, that being the highest and best bid;

11/03 240.90- CHECK

67

NOW, THEREFORE, in consideration of the premises, and in consideration of the said $50,000.00 and assumption of first mortgage, receipt of which is hereby acknowledged, I, Joel H. Moseley, Trustee, by virtue of the power and authority vested in me by said Deed of Trust, have bargained and sold and do by these presents transfer and convey unto M.A. Borchert, (hereinafter called "Grantee"), his heirs, executors, successors and assigns, the following described property in Davidson County, Tennessee:

> Being the east 120 feet of Lot No. 1 and the east part of the south 70 feet of Lot No. 2 on the Plan of Comptonwood, as of record in Book 974, Page 10, Register's Office for said County, being more particularly described as:
>
> Beginning at a point in the northerly margin of Trimble Road 187.5 feet from Estes Road and fronting 120.0 feet on Trimble Road, with a depth of 170.0 feet between parallel lines, measuring 120.0 feet on the rear.
>
> Being the same property conveyed to J. Dan Coggin by deed from Marguerite L. Coggin and J. Dan Coggin, of record in Book 4963, Page 877, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD said tract of land to the said Grantee, his heirs and assigns, forever.

I covenant with said Grantee, but not otherwise, that I am lawfully seized and possessed of said land as Trustee, and have a good right to convey it as such, and I do further covenant and bond myself, my successors and representatives that I will warrant and forever defend the title to said property to said Grantee, his heirs and assigns, against the lawful claims of all persons whomever claiming by or through me. This property is being conveyed as is without other or further covenants, warranties or representations.

This deed is executed by the said Joel H. Moseley as Trustee, only, not further or otherwise.

Executed at Nashville, tennessee, this 3rd day of November, 1983.

Joel H. Moseley, Trustee

Joel H. Moseley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of November, 1983 before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Joel H. Moseley, Trustee, to me known (or proved to me on the basis of safisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the within instrument for the uses and purposes therein contained as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of November, 1983.

Deborah K. Page
NOTARY PUBLIC

My Commission Expires: 10-21-84

NOTARY PUBLIC - DAVIDSON COUNTY, TENN.

RUSH

RECEIVED FOR RECORD
Nov 3 12 19 PM '83
DAVIDSON COUNTY, TENN.

RECEIPT/REFERENCE

RD 42 32

[redacted]

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

RECEIVED OF _____

FOR _____

BOOK 6169 PAGE 329

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
			89000.00- CAMT.	
			231.40 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 240.90-	
			0067A11/03/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

164232

IDENTIF. REFERENCE

Nov 3 12 19 PM '83

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 990978