This Instrument Prepared By:

Richard D. Speight
SPEIGHT & PARKER
Fifth Floor, United Southern Bank Building
Fourth Avenue and Church Street
Nashville, Tennesse 37219

Map 117-11-B
Par 76 Jd

BOOK 6207 PAGE 582

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 18, 1980, recorded in Book 5692, page 873, Register's Office for Davidson County, Tennessee, Allan J. Mossman and wife, Beverly C. Mossman conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated December 18, 1980 in the amount of $29,300.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and,

WHEREAS, default occurred in the terms and conditions of said Note and/or deed of trust, the lawful owner called on Everett A. Covington, Jr., Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Trustee did, therefore, pursuant to the authority vested in him as Trustee, and pursuant to the terms and provisions of the said Deed of Trust, advertise the property by publishing a notice of sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on December 9, 1983 at the Courthouse in Nashville, Tennessee, at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to all unpaid taxes and any lien which take priority as a matter of law.

Pursuant to said notice of sale, the Trustee, at the time and place fixed therein, offered the property for sale to the highest bidder for cash and sold said property to

James A. Crossman and wife, Mary B. Crossman

for the sum of $ 31,100.00 this being the highest and best bid

Mail Deed & Tax Bill
James A. Crossman etux
4420 Herbert Place - 37215

received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its Note and its permissable expenses and fees incurred as of the date of sale, the Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto

James A. Crossman and wife, Mary B. Crossman

their successors and assigns, the following described real estate located in Davidson County, State of Tennessee, and more particularly described as follows:

> Being Unit No. E-12, Parcel No. 76 in a Horizontal Property Regime which is located on the Plat of Villager East Condominium, of record in Book 5200, page 235, Register's Office for said County.
>
> Being the same property conveyed to Allan J. Mossman and wife, Beverly C. Mossman, by deed from Andrews Properties, Inc., and Cherokee Properties, Inc., of record in Book ____, Page ____, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said

James A. Crossman
and wife, Mary B. Crossman

their successors and assigns, in fee simple forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all unpaid taxes and any liens taking priority as a matter of law.

And the Trustee does hereby transfer, assign and set over to the said

James A. Crossman and wife, Mary B. Crossman

their successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, subject to any exceptions noted herein and shown of record, but no

further or otherwise.

WITNESS my hand this 9th day of December, 1983.

Everett A. Covington Jr.
TRUSTEE

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Everett A. Covington, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 1983.

Kimberly A. McCormack
Notary Public

My Commission Expires:

7-21-85

State of Tennessee

County of Davidson

The actual consideration or value of this transfer, whichever is greater, is $31,100.00.

Affiant

Sworn to and subscribed before me this 9th day of December, 1983.

Kimberly A. McCormack
Notary Public

My Commission Expires:

7-21-85

H95437

IDENTIF. REFERENCE

JAN 11 10 54 AM '84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6207 PAGE 585

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

31100.00- CAMT.
80.86 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 90.36-
3761A01/04/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

A95437

IDENTIF. REFERENCE

JAN 4 10 54 AM '84

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 4253