Mail

Send Tax Bill To:
Beverly Hills Development Co.
3501 Hampton Ave.
Nashville, Tennessee 37215

Prepared By:
Charles C. Burridge, Atty.
Moore & Burridge
Suite 603, 501 Union St.
Nashville, TN 37219

Map Parcel No. 81-3-99

BOOK 6248 PAGE 102

TRUSTEE'S DEED

Whereas, under an installment deed dated November 19, 1982, or record in book 5980, page 411 in the Register's office for Davidson County, Tennessee, Elise Solomon conveyed to Saturn & Mazer, Trustees the hereinafter described property to secure the therein mentioned indebtedness; and

Whereas, by an instrument dated February 9, 1984, of record in book 6229, page 871 in the Register's office of Davidson County, Tennessee, the lawful owner and holders of the indebtedness described in and secured by the aforementioned installment deed, nominated and appointed Charles C. Burridge as substitute Trustee; and

Whereas, default having been made in the terms, conditions, and payments made and provided for in said installment deed, and the lawful owner and holder of said indebtedness having declared the entire debt and interest thereon due and payable; and

Whereas, the lawful owner and holder of said indebtedness having requested Charles C. Burridge, substitute trustee, to sell the said property to satisfy said indebtedness; and

Whereas, I, Charles C. Burridge, substitute trustee, did give statutory notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record dated February 16, 23 and March 1, 1984, stating that on March 9, 1984, at 11:00 A.M. at the south door of the Davidson County Courthouse in Nashville, Davidson County Courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash or certified check subject to all unpaid taxes, restrictions, easements prior liens or encumbrances and other matters of record; and

03/13 19.50- CHECK

9677

Whereas, on said date at the time and place stated in said advertisement and on said terms, I, Charles C. Burridge, substitute Trustee, offered said property for sale at public outcry and sold said property to the Beverly Hills Development Co. (a partnership composed of Leonard Amdur and Pete Knestrick) for Three thousand five hundred dollars ($3,500.00) which amount was the highest, best and last bid.

Now, therefore, for and in consideration of the sum of the highest, best and last bid as hereinbefore set out, the receipt of which is hereby acknowledged, I, Charles C. Burridge, substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey into the said Beverly Hills Development Co. (hereinafter referred to as Grantee), its successors and assigns, the following described property:

> Being part of Lot No. 31 on the Plan of Owens' Buena Vista Plan, as of record in Book 15, pages 10 and 11, Register's Office for said County, and being Lot No. 2 of an unrecorded Re-subdivision of a part of said lot and is described as follows:
>
> Beginning on the west margin of 15th Avenue, North 60 feet south of the southwest corner of said Avenue and McKinney Street, formerly Spring Street, thence south along said Avenue, 50 feet to the corner of Lots Nos. 2 and 3 in the unrecorded subdivision; thence west, parallel to the south margin of McKinney Street, 114 feet, more or less, to the east line of the the Walter Brown Estate; thence northerly with his line 54 feet to a point 60 feet south of McKinney Street; thence east 111 feet, more or less, to the beginning.
>
> Being the same property conveyed to Elise Solomon by an installment deed from the Beverly Hills Development Co. of Record in book 5980, page 411 in the register's office of Davidson County, Tennessee

To have and to hold said property with the appurtenances, estates, title and interest thereto belonging to said grantee, its successors and assigns forever. I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said installment Deed 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.

Witness my hand on this the 9th day of March, 1984.

Charles C. Burridge

Charles C. Burridge, Substitute Trustee

State of Tennessee
County of Davidson

Personally appeared before me, Sally J. Cales, a Notary Public in and for said state and county, Charles C. Burridge, 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 9th day of March, 1984.

7-18-87
Commission expires

Sally J. Cales, Notary Public

SALLY J. CALES * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,500.00

Charles C. Burridge
Affiant

Subscribed and sworn to before me, this 9th day of March, 1984

Sally J. Cales, Notary Public

SALLY J. CALES * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

7-18-87
Commission Expires

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IDENTIF. REFERENCE

MAR 13 3 52 PM '84

FELIX P. ELLINGTON, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6248 PAGE 105

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

3500.00- CAMT.
5.10: CSTAX
.50 PRFEE
9.00 WDEED
CHECK 18.60-
9677A03/13/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE:

MAR 13 3 52 PM '64

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 19693