82-8
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ADDRESS NEW OWNER:

B & W Investments
First Tennessee Bank Building
P.O. Box 121
Brentwood, Tennessee 37027

SEND TAX BILLS TO:

Same

THIS INSTRUMENT PREPARED BY:

Michael F. Mondelli
Attorney at Law
214 Third Avenue, North
P.O. Box 3348
Nashville, Tennessee 37219-0348

BOOK 6318 PAGE 957

TRUSTEE'S DEED

WHEREAS, Geneva S. Busch executed to John R. Parker, Jr., Trustee, a certain Deed of Trust upon the property hereinafter described, the same being dated June 25, 1982, and of record in Book 5905, page 543, Register's Office for Davidson County, Tennessee; and

For the purpose of better and more effectually securing the payment of said lien note as evidenced by said Deed of Trust, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said note, as it matures, the said John R. Parker, Jr. being succeeded by Michael F. Mondelli, Trustee, said appointment being of record in Book 6293, page 970, Register's Office for Davidson County, Tennessee; and

The indebtedness secured by said Deed of Trust became overdue and unpaid, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust gave due notice to Geneva S. Busch by mailing certified return receipt requested on the 21st day of May, 1984 a copy of the Notice of Trustee's Sale and the intention of the holder of said note to foreclose the lien of the said Deed of Trust if the conditions of default then existing were not cured.

The default not being cured within the time allowed, and no hearing having been sought by the Debtor, the undersigned Trustee, acting upon the demand of the lawful owner and holder of said indebtedness, proceeded to advertise the security for sale at foreclosure by notices published in the Nashville Record on May 31, 1984, June 7, 1984, and June 14, 1984, in accordance with the provisions of the said Deed of Trust;

After due advertisement as required by law and the terms of the Deed of Trust, the undersigned Successor Trustee offered said land as described in the Deed of Trust, for sale at the South Door of the Courthouse in Nashville, Davidson County, Tennessee,

at 12:00 Noon on Tuesday, June 19, 1984, when and where B & W Investments became the last and highest bidder at the price of THREE THOUSAND TEN & NO/100-------- ($3,010.00) DOLLARS and thereupon the lawful owner and holder of the secured indebtedness directed the undersigned Successor Trustee to execute a Trustee's Deed in favor of the said B & W Investments.

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NOW, THEREFORE, I, Michael F. Mondelli, Successor Trustee as aforesaid, in consideration of the premises and the sum of THREE THOUSAND TEN & NO/100------- ($3,010.00) DOLLARS to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto B & W Investments, its successors and assigns, with the full power to mortgage, sell, transfer and convey without joinder of any beneficiary, the land sold as aforesaid, being situated in Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 65 on the Map of Miller's Addition to Edgefield, of record in Book 57, page 133, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> Said Lot No. 65 fronts 50 feet on the easterly side of North 6th Street and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Mattie S. Busch and husband Elmer E. Busch by deed from W.G. Burkett and wife of record in Book 1634, page 396, the said Mattie S. Busch having since died and Elmer E. Busch created a tenancy by the entirety with Geneva Stringfellow Busch by an instrument of record in Book 2242, page 621, Register's Office for Davidson County, Tennessee, the same Elmer E. Busch having since died.

Said sale is subject to the following:

1. Any and all unpaid taxes that may be a lien against the property.

2. Any and all other liens which take priority over said Deed of Trust.

To have and to hold the said property to the said grantee, its successors and assigns, forever, with the appurtenances, estate and title and interest thereunto appertaining.

WITNESS my hand this the 19 day of June, 1984.

Michael F. Mondelli

Michael F. Mondelli, Successor Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael F. Mondelli, Successor Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 19th day of June, 1984.

Laura P. Johnson
NOTARY PUBLIC

My commission expires: 4/21/85

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,010.00.

x Alex W Bannon
AFFIANT

Sworn to and subscribed before me this 19th day of June, 1984.

Laura P. Johnson
NOTARY PUBLIC

My commission expires: 4-21-85

RUSH

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IDENTIF. REFERENCE

JUN 19 1 32 PM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6318 PAGE 960

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -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

3010.00- CAMT.
7.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 17.30-
6228A06/19/84 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 0 1 3 C

IDENTIF. REFERENCE

JUN 19 1 31 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 0045493