Send tax bills to:
Mortgage Corporation of the South
P. O. Box 10726
Birmingham, AL 35202
Address new owner:
Roderick Ashley Webb
3217 Spears Road
Nashville, TN 37207

Prepared by: D. W. McMackin
McMackin, Garfinkle & McLemore
219 Fifth Avenue, North
P. O. Box 2758
Nashville, TN 37219
(615) 255-4545

BOOK 6326 PAGE 871

TRUSTEE'S DEED

13DZ30645
50-14-113

WHEREAS, under a Deed of Trust dated February 12, 1983 and recorded in Book 6007, page 993, Register's Office, Davidson County, Tennessee, Bunyan C. Beasley, Jr., unmarried conveyed to Harl Rose, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated June 21, 1983 and recorded in Book 6080, page 208, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D. W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D. W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D. W. McMackin, Substitute Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of June 7, 14 and 21, 1984, stating that on June 28, 1984, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and a prior Deed of Trust of record in Book 5233, page 905, Register's Office, Davidson, County, Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Roderick Ashley Webb, unmarried for $ 10,801.00, which amount was the highest, best, and last bid.

$$$ ****06/28 09:46** CHECK **

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D. W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Roderick Ashley Webb, unmarried (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit: BOOK 6326 PAGE 872

Land in Davidson County, Tennessee, being part of Lots Nos. 388 and 389 on the Plan of Parkwood Estates, Section 2, a plat of which is of record in Book 3300, page 5, Register's Office for Davidson County, Tennesse.

Said part of Lot 389 fronts 71.66 feet on Spears Rd. and runs back on the East side a distance of 104.29 feet to a point; thence S 40 deg. 15' W 93.1 feet to a point in the west margin of said lot 389 and 388; thence in a southerly direction along said lot line 59.37 feet to a point in the north margin of Spears Rd.

Said part of Lot 388 front 67.5 feet on Spears Road and Runs back along the west margin of Lot 389, 59.37 ft. to a point; thence in a southerly direction 95 ft. to a point in the north margin of Spears Rd. forming a triangular shaped parcel of land attached to and joining the aforementioned part of Lot 389.

Being the same property conveyed to Bunyan C. Beasley, Jr., by quitdeed from Leon Sharber, Trustee, of record in Book 5363, page 852, Register's Office for Davidson County, Tennessee.

This is improved property located at 3217 Spears Road, Nashville, Tennessee 37207. This sale is subject to the statutory right of redemption under T.C.A. 66-8-101 et seq.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust 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 28th day of June, 1984.

I 3756
PID/ITEM/REFERENCE
FILED FOR RECORD
JUN 28 2 01 PM '84
ELIX Z. HELSON II REGISTER
DAVIDSON COUNTY, TN
RUSH

D W McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. W. McMackin, 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 28th day of June, 1984.

Elizabeth Q Smith
Notary Public

My Commission Expires: 11/19/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $39,601.01.

D W McMackin
Affiant

Subscribed and sworn to before me, this 28th day of June, 1984.

Elizabeth Q Smith
Notary Public

My Commission Expires: 11/19/88

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6326 PAGE 873

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
			39601.01-	CAMT.
			102.96	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 109.46-
9305A	06/28/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 2 7 5 6

IDENTIF. REFERENCE

JUN 28 2 01 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0048502