MAP 165-7
P 485

TRUSTEE'S DEED

Mail Cover & Tax Bills To:
B & W Investments
P.O. Box 121
Brentwood, TN. 37027

FROM: JACK GREEN, TRUSTEE
TO: B & W INVESTMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6378 PAGE 386

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER, IS $ 21,000.00 DOLLARS.

Jack Green
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7TH DAY OF SEPTEMBER, 1984.

Carol M. Barnett
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-19-86

SEP 10 4 01 PM '84
REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE
I 48737

RUSH

THIS INSTRUMENT PREPARED BY:
JACK GREEN
ATTORNEY AT LAW
141 THOMPSON LANE
NASHVILLE, TENNESSEE 37211

THIS INSTRUMENT ENTERED INTO THIS 7th DAY OF SEPTEMBER, 1984, BY AND BETWEEN JACK GREEN, TRUSTEE, PARTY OF THE FIRST PART AND B & W INVESTMENTS PARTY OF THE SECOND PART.

WHEREAS, BY DEED OF TRUST DATED JUNE 1, 1978 AND OF RECORD IN TRUST BOOK 5294, PAGE 341, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BILL A. WAGGONER AND WIFE ELAINE WAGGONER CONVEYED TO ALAN L. SATURN AS TRUSTEE THE HEREINAFTER DESCRIBED REAL ESTATE TO SECURE ONE NOTE IN THE PRINCIPAL AMOUNT OF NINETEEN THOUSAND ($19,000.00) DOLLARS AND PAYABLE IN MONTHLY INSTALLMENTS OF ONE HUNDRED SEVENTY-FIVE DOLLARS AND FORTY-FIVE CENTS ($175.45) INCLUDING INTEREST AT NINE (9%) PERCENT, THE FIRST INSTALLMENT BEING DUE AND PAYABLE ON JULY 1, 1978 AND A LIKE AMOUNT EACH SUCCEEDING MONTH THEREAFTER UNTIL BOTH PRINCIPAL AND INTEREST WERE PAID IN FULL AND

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WHEREAS, THEREAFTER THE HOLDER AND OWNER OF SAID NOTE AND INDEBTEDNESS EXERCISED HER AUTHORITY AS SUCH OWNER AND HOLDER AND DID BY PROPER INSTRUMENT NOMINATE AND APPOINT JACK GREEN AS SUBSTITUTE TRUSTEE AND VEST IN HIM ALL THE RIGHT, POWER AND PRIVILEGES OF THE ORIGINAL TRUSTEE NAMED IN SAID DEED OF TRUST AND SAME IS OF RECORD IN TRUST BOOK 6352, PAGE 179, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND,

WHEREAS, DEFAULT WAS MADE IN THE PAYMENT OF SAID NOTE AND DEED OF TRUST THE HOLDER THEREOF HAVING DIRECTED JACK GREEN, TRUSTEE, PARTY OF THE FIRST PART TO SELL SAID PROPERTY AS PROVIDED BY SAID DEED OF TRUST, THE FIRST PARTY DID, CAUSE FORECLOSURE NOTICES TO BE PUBLISHED ONCE A WEEK FOR THREE (3) CONSECUTIVE WEEKS BEGINNING ON AUGUST 9 , 1984 AND ENDING ON AUGUST 23, 1984, IN THE NASHVILLE RECORD, A NEWSPAPER IN AND FOR DAVIDSON COUNTY IN ACCORDANCE WITH STATE LAW AND THE AFOREMENTIONED DEED OF TRUST AND THE SAIDI PUBLICATION DID ADVERTISE SAID PROPERTY TO BE SOLD ON THE 7TH DAY OF SEPTEMBER, 1984 AND PURSUANT TO SUCH NOTICES, ON SAID DATE, DURING LEGAL HOURS, AND AT TWELVE O'CLOCK NOON, THE FIRST PARTY OFFERED SAID PROPETY FOR SALE AT THE COURTHOUSE DOOR IN NASHVILLE, TENNESSEE. AFTER RECEIVING COMPETITIVE BIDS, SOLD SAID PROPERTY TO THE PARTY OF THE SECOND PART FOR THE PRICE OF $21,000.00 DOLLARS, THIS BEING THE HIGHEST, LAST AND BEST BID.

THEREFORE, IN CONSIDERATION OF THE FOREGOING, THE FIRST PARTY HAS THIS DAY BARGAINED AND SOLD AND DOES HEREBY SELL, TRANSFER AND CONVEY UNTO THE PARTY OF THE SECOND PART B & W INVESTMENTS _____, HEIRS AND ASSIGNS, THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 IN THE SUBDIVISION OF PART OF LOTS 3 AND 4 OF THE MOORE TRACT, IN THE 9TH CIVIL DISTRICT OF SAID COUNTY, THE PLAN OF WHICH IS OF RECORD IN BOOK 4060, PAGE 150, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 2 FRONTS 50 FEET ON THE NORTHERLY SIDE OF MOORE AVENUE AND EXTENDS BACK IN A NORTHERLY DIRECTION BETWEEN PARALLEL LINES 148.5 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO BILL A. WAGGONER AND WIFE, ELAINE WAGGONER BY DEED FROM H. W. GREENFIELD AND WIFE, AUDREY E. GREENFIELD, DATED JUNE 1, 1978 OF RECORD IN BOOK 5294, PAGE 339, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

AND I, JACK GREEN, TRUSTEE DO FURTHER COVENANT AND BIND MYSELF, MY SUCCESSORS AND REPRESENTATIVES, TO WARRANT AND DEFEND THE TITLE TO SAID LAND ONLY AFTER SUCH TITLE COMING THROUGH OR BY ME IN MY CAPACITY AS SUCH TRUSTEE TO THE PARTY OF THE SECOND PARTY, THE SAID _____ B & W INVESTMENTS, THEIR _____, HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS THE 7TH DAY OF SEPTEMBER, 1984.

Jack Green, Jr.
JACK GREEN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED JACK GREEN, TRUSTEE, THE BARGAINOR WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE AT NASHVILLE, TENNESSEE, THIS 7TH DAY OF SEPTEMBER, 1984.

Peggy M. Bryant
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-19-86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6378 PAGE 389

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
TO -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

21000.00- CAMT.
54.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 64.10-
9268A09/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 8 7 3 7

IDENTIF. REFERENCE

SEP 10 4 02 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0067833