Mail

ADDRESS NEW OWNER AND
SEND TAX BILLS
Volunteer State Bank
P.O. Box 8
Hendersonville, Tennessee

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee 37075
365 W. Main St.

Map Parcel
50-14-235
12DZ-31340

TRUSTEE'S DEED

This instrument made and entered into on this the 15th day of January, 1985, by and between CARL H. OLDHAM, Trustee, FIRST PARTY, and VOLUNTEER STATE BANK, a Tennessee Banking Corporation, SECOND PARTY.

WHEREAS, by deed of trust dated November 16, 1983, of record in Book 6179, Page 67, Register's Office for Davidson County, Tennessee, JOHN H. SMITH AND WIFE, PRINCESS D. SMITH, conveyed to FIRST PARTY, as Trustee, the hereinafter described real estate to secure a note in the original amount of Fourteen Thousand One Hundred Sixty Two Dollars and Two Cents ($14,162.02), and

WHEREAS, default was made in the payment of said indebtedness and the holder thereof having directed the FIRST PARTY to sell said property as provided in said deed of trust, the FIRST PARTY did, by three (3) weekly publications in The Nashville Record on December 20, December 27, 1984 and January 3, 1985, advertise said property to be sold on January 15, 1985, at 12:00 noon at the front door of the Davidson County Courthouse in Nashville, Tennessee. FIRST PARTY did on January 15, 1985, at 12:00 noon offer said property for sale and after receiving competitive bids sold said property to the SECOND PARTY at the price of Nine Thousand Three Hundred Ninety Three Dollars and Forty Four Cents, this being the highest, best and last bid, and being the balance due on the said note,

NOW THEREFORE, THIS DEED WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Nine Thousand Three Hundred Ninety Three Dollars and Ninety Four Cents ($9,393.94), FIRST PARTY has this day bargained and sold and

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

does sell, transfer and convey unto the SECOND PARTY, its successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows to wit:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 261 on the plan of Parkwood Estates, as of record in Book 3300, Page 5, said Register's Office.

Said Lot No. 261 fronts 76.5 feet on the easterly side of Sennadale Lane and runs back 136.3 feet on the southwesterly line and 143.7 feet on the northeasterly line to a line in the rear which measures a total of 78.9 feet.

Being the same property conveyed to John H. Smith and wife, Princess D. Smith by deed from Billy F. Trew and wife, Faye Trew and C. Kinnan Cosner, Trustee of record in Book 5652, Page 900, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon unto the SECOND PARTY, its successors and assigns, in fee simple forever, and in bar of all right or equity of redemption.

FIRST PARTY, as Trustee, does hereby transfer, assign and set over unto the SECOND PARTY 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, but not further or otherwise.

Said property is subject to a first morgage deed of trust of record in Book 5652, Page 917, all unpaid taxes, easements, set back lines and restrictions of record in the Register's Office for Davidson County, Tennessee.

Witness the signature of the FIRST PARTY on the day first above written.

Carl H Oldham Trustee

CARL H. OLDHAM, TRUSTEE

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

BOOK 6484 PAGE 676

STATE OF TENNESSEE

COUNTY OF SUMNER

On this the 15 day of January, 1985, before me personally appeared CARL H. OLDHAM, TRUSTEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed, and in the capacity therein stated.

Witness my hand and official seal at Hendersonville, Tennessee, this the 15 day of January, 1985.

Paulette L. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $45,000.00.

Carl H Oldham
AFFIANT

Subscribed and sworn to before me, this the 15 day of January, 1985.

Paulette L. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

I.D. 025.2

IDENTIF. REFERENCE

JAN 31 8 51 AM '85

FELIX Z. HILSCHEIT REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6484 PAGE 677

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

46000.00- CAMT.
117.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 126.50-
7797A01/31/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-8:0 2 5.2

IDENTIF. REFERENCE

JAN 31 8 31 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105297