This Instrument Prepared By:
James Wm. Hofstetter, Jr.
Legal Dept., Third National Bank
P.O. Box 2704 - Uptown Station
Nashville, TN. 37219

# TRUSTEE'S DEED

BOOK 6548 PAGE 174

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Credithrift of America, Inc. | Same | 83-4, 72 |
| (NAME:) 2708 Nolensville Road | (NAME:) | Field Book No. |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37211 | (STREET ADDRESS) | 15DA-36803 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

THIS INSTRUMENT made and entered into this 2nd day of May, 1985, by and between James Wm. Hofstetter, Jr., Trustee, and Credithrift of America, Inc., hereinafter referred to as "Grantee."

WITNESSETH:

WHEREAS, on the 9th day of September, 1983, Mary S. Shipley, an unmarried person, did execute and deliver to James Wm. Hofstetter, Jr., Trustee, a Deed of Trust securing certain indebtednesses described therein, which Deed of Trust was recorded on the 15th day of September, 1983, in the Register's Office of Davidson County, Tennessee, in Book 6137, page 509, and;

WHEREAS, default was made in the payment of the indebtednesses and interest as the same became due and payable on the obligations secured by said Deed of Trust, and the owner and holder of said obligations elected to declare the entire amounts due and payable and instructed the undersigned, James Wm. Hofstetter, Jr., as Trustee, to foreclose said Deed of Trust and to advertise and sell the property conveyed therein, and;

WHEREAS, on Thursday, the 2nd day of May, 1985, at 12:00 Noon, the said Trustee at the south front door of the Courthouse for Nashville, Davidson County, Tennessee, offered said real estate for sale as provided in said Deed of Trust subject to all restrictions of record, all unpaid taxes and any other prior liens or encumbrances of record and free from the statutory right

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000

Subscribed and sworn to before me this 2nd day of May, Yr. 85

My commission expires: 11-1-87

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 1203 Preston Dr., Nashville, TN. 37206
(House Number) (Street) P. O. Address: (City or Town)

139.50

of redemption and free from all other rights of redemption, homestead, dower and all other exemptions and marital rights, all of which were expressly waived and conveyed in said Deed of Trust. The sale being cried for a reasonable time, the highest and best bid received was the sum of FIFTY THOUSAND and no/100 ($50,000.00) DOLLARS from said Grantee, and the sum was in hand paid ~~and then applied as specified in said Deed of Trust~~.

NOW, THEREFORE, THIS DEED FURTHER WITNESSETH:

For and in consideration of the said Grantee having paid the Trustee the sum of FIFTY THOUSAND and no/100 ($50,000.00) DOLLARS, the receipt of which is hereby acknowledged, the Trustee having this day bargained and sold and does hereby sell, transfer and convey unto said Grantee, its successors and assigns forever, the following described real property located in Davidson County, Tennessee:

> Being Lot No. 12 on the Plan of Rosebank Park (Resubdivision of Lots 11 and 12), as of record in Book 3842, page 32, described as follows:
>
> Beginning at a point in the easterly margin of Preston Drive, common corner of Lots Nos. 11-A and 12 on said Plan; thence with the line between said two lots easterly 133.80 feet; thence south 2 degrees 11 minutes 40 seconds west 104.98 feet to a point in the northerly margin of Carter Street; thence with said margin north 88 degrees 00 minutes west 113.0 feet; thence around a curve northwesterly 31.42 feet to a point in the easterly margin of Preston Drive, thence north 2 degrees 00 minutes east 95.2 feet to the point of beginning.
>
> Being the same property conveyed to Mary S. Shipley by deed from John R. Wilson and wife, M. Jo Ann Wilson, of record in Book 5440, page 558, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate and to said Grantee, its successors and assigns, in fee simple, forever.

WITNESS the signature of the Trustee on the 2nd day of May, 1985.

James W. Hofstetter, Jr.

JAMES WM. HOFSTETTER, JR.
Trustee

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ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of May, 1985, before me personally appeared James Wm. Hofstetter, Jr., 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.

Shirley Gainey
NOTARY PUBLIC

My Commission Expires:
Jan. 18, 1987

J01595

IDENTIF. REFERENCE

MAY 3 11 47 AM '85

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6548 PAGE 177

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 50000.00- CAMT. | |
| | | | 130.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | |
| | | | 4165406/03/85 BAL .00 | |

Total 139.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0159

IDENTIF. REFERENCE

MAY 3 11 47 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 130935