Send tax bills to:

Kingsway Greens of America, Inc.
4249 North Watkins
Memphis, TN 38127

This document prepared by:
D.W. McMACKIN
McMACKIN, McLEMORE & GARFINKLE

219 Fifth Avenue, North
Nashville, TN 37219

Map and Parcel Number: 43-16 74
11D-92052

TRUSTEE'S DEED

BK 6548 PG 210

WHEREAS, under an Installment Deed dated August 10, 1981, and recorded in Book 5863, Page 48, Register's Office, Davidson County, Tennessee, the Vendees therein, Freddie E. Boner, joined in the execution thereof, and conveyed to W. L. Holloway, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Installment Deed, 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 appointed the undersigned as Substitute Trustee, by instrument of record in Book 6529, page 510, said Register's Office, to sell said property pursuant to said Installment Deed; and

WHEREAS, I, the undersigned, Substitute Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in 3 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 April 11, 18 and 25, 1985, stating that on May 3, 1985 at the South door of the Courthouse in Nashville, Davidson County, Tennessee at 12:00 noon o'clock _____, 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 Installment Deed, but subject to unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, the undersigned Substitute Trustee, offered said property for sale at public outcry and sold said property to Kingsway Greens of America, Inc. for $8,828.25, which amount was the highest, best, and last bid.

NOW, THEREFORE, 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, the undersigned Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Kingsway Greens of America, Inc. (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Lot No. 23 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee, and being a part of the same land conveyed to Kingsway Greens of America, Inc. by deed of record in Book 4212, page 838 and 839 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Freddie E. Boner by deed from Kingsway Greens of America, Inc., of record in Book 5863, page 48, Register's Office for Davidson County, Tennessee.

This is improved property located at 118 Edward VII Avenue, Madison, Tennessee 37115.

RECEIVED
MAY 3 12 05 PM '85
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

J 0 1 6 1 0

The above described property is sold subject to any and all unpaid real estate taxes.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns forever.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Installment Deed in as full and ample manner as under it, I can or should do, but I convey and assign as Substitute Trustee and not any further or otherwise.

Witness my hand on this the 3rd day of May, 19 85.

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, the within named 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, this the 3rd day of May, 19 85.

Melanie J. Garrison
Notary Public

My commission expires: 11-1-87.

CERTIFICATE OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 8,828.25

D. W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn to before me this the 3rd day of May, 19 85.

Melanie J. Garrison
Notary Public

My commission expires: 11-1-87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6548 PAGE 212

RECEIVED OF _____

FOR _____

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
			8826.26- CAPT.	
			22.88 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	29.38-
4177A06/03/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0161O

IDENTIF. REFERENCE

MAY 3 12 05 PM '85

DAVIDSON COUNTY, TN

No. 130956