Send tax bills to:

Credithrift of America, Inc.
4343 Lebanon Road, Suite 101
McKendree Towers
Hermitage, TN 37076

Prepared by:
D. W. McMackin
McMACKIN, GARFINKLE & McLEMORE
219 Fifth Avenue, North
Nashville, TN 37219

83-1; 110
27W22505

TRUSTEE'S DEED

BOOK 6573 PAGE 22

WHEREAS, under a Deed of Trust dated August 31, 1984, and recorded in Book 6372, page 353, Register's Office, Davidson County, Tennessee, Emmett R. Seaborn and wife, Barbara M. Seaborn, conveyed to David E. Mead, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated April 26, 1985 and recorded in Book 6544, page 652, 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 May 9, 16 and 23, 1985, stating that on May 30, 1985, 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 5530, page 896, Register's Office, Davidson, County, Tennessee; and the statutory right of redemption under Tennessee law.

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 Credithrift of America, Inc. for $ 11,400.00, which amount was the highest, best, and last bid.

4329

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 Credithrift of America, Inc. (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 40 and the westerly eight inches of Lot No. 41 on the Map of Jones & Bradfords Subdivision, of record in Book 161, page 142, Register's Office for said County.

SAID Lot No. 40 and the westerly eight inches of Lot No. 41 front together 50 feet 8 inches on the northerly margin of Sharpe Avenue and extends back between parallel lines, 154.50 feet to an alley in the rear.

Being the same property conveyed to Omega Group Homes, Inc. by deed from Emmett R. Seaborn and wife, Barbara M. Seaborn, of record in Book 6465, page 505, Register's Office for Davidson County, Tennessee.
This is improved property located at 1013 W. Sharpe Avenue, Nashville, TN 37206.

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 30th 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, 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 30th day of May, 19 85.

Melanie J. Garrison
Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 36,887.00.

D. W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn to before me, this 30th day of May, 19 85.

Melanie J. Garrison
Notary Public

My Commission Expires: 11-1-87

0996 JUN 4 10 48 AM '85 IDENTIF. REFERENCE FILED & RECORDED DAVIDSON COUNTY, TN REGISTER

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6573 PAGE 24

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

36844.00- CAMT.
95.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 102.44-
4329A06/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0996

IDENTIF. REFERENCE

JUN 4 10 48 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 140852