BOOK 6331 PAGE 266

This Instrument Prepared by:
Gary B. Fisher
Attorney At Law
494 Bell Road
Nashville, TN 37217

Map/Parcel No. 162-13-7 5DU42526
This is improved property at
424 Cedar Valley Dr.
Nashville, TN 37211

SEND TAX BILLS TO:
Third National Mortgage Co.
P.O. Box 2628
Nashville, TN 37219

The actual consideration or value, whichever is greater for this transfer is 59,311.57

Gary B Fisher
Affiant

Subscribed and sworn to before me this 12th day of August, 1985.

Jackie W Charlton
Notary

3-8-89
Commission Expires

TRUSTEE'S DEED

WHEREAS. Brady R. Downing, Sr. et ux Margaret F. Downing executed a Deed of Trust on the 10th day of July, 1984, as of record in Book 6336, Page 443, Register's Office for Davidson County, Tennessee, conveying to Gary B. Fisher, Trustee, the herein described property to secure the payment of a promissory note to Century 21 Charlton Realty Company, and

WHEREAS, default having occured in the payment of the note and under the terms of the Deed of Trust, and

WHEREAS, Gary B. Fisher, Trustee pursuant to the request of the holder of said note, under and by viture of the powers vested in him as such Trustee, advertised the said real property in accordance with the terms required by said Deed of Trust in the Nashville record, a newspaper published in Davidson County, Tennessee, for cash in bar of the equity of redemption, statutory right of redemption, dower and homestead, and for the purpose of payment of said note, interest and costs, and pursuant to said advertisement, on August 9, 1985 at the front door of the courthouse in Davidson County, Tennessee at 12:00 Noon, the said Gary B. Fisher, Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equity of redemption, statutory right of redemption, homestead and dower and as provided in said Deed of Trust, when Century 21 Charlton Realty Co. being the highest and best bidder, become the purchaser at the cash

price of $3,000.00 and subject to an existing first mortgage to Third National Mortgage Co in the sum of $56,311.57.

NOW, THEREFORE, in consideration of the premises, I, Gary B. Fisher, do hereby sell, transfer and convey as Trustee unto the said Century 21 Charlton Realty Co. its heirs, successors and assigns, in bar of the equity of redemption, statutory right of redemption, dower and homestead, the following described real estate located in Davidson County, Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

Being Lot No. 7 on the revised Plan of Cedarwood Estates, Section I, of record in Plat Book 4675, Page 62, Register's Office for Davidson County, Tennessee.

Said Lot fronts 80 feet on the North margin of Cedar Vally Drive and extends back 157.12 feet on the westerly line and 145.65 feet on the easterly line to the rear line measuring 90.59 feet thereon.

Said sale is subject to taxes for 1985, easement and restrictions of record and a First Deed of Trust to Third National Mortgage Company in the sum of $56,311.57, of record in Book 6117, Page 876, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brady R. Downing, Sr. et ux Margaret F. Downing by Deed from Raymond Meryl Robison et ux by Deed of record in Book 6336, Page 440, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same unto the said Century 21 Charlton Realty Company its heirs and assigns, forever. Gary B. Fisher covenants as Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out.

IN WITNESS WHEREOF, Gary B. Fisher, Trustee has hereunto set his hand on this 12th day of August, 1985.

Gary B Fisher

28809

IDENTIFICATION REFERENCE

AUG 15 11 23 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barry B Tyler

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of August, 19 85.

Commission Expires 3-8-89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6631 PAGE 269

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

59311.57- CAPITA
154.18 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 163.68-
7712A08/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28809

IDENTIFI REFERENCE

AUG 15 11 23 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163658