BOOK 5052 PAGE 727

This Instrument Prepared By:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Joe F. Wall
1101 Kermit Drive, Suite 302
Nashville, TN 37217
MAP 98-5 Par 130.00

TRUSTEE'S DEED

WHEREAS, under date of September 18, 1984, George Margrave and wife, Sharmin J. Margrave executed a certain Deed of Trust to David Major, Trustee, for the purpose of securing the debts and obligations therein described, which Deed of Trust is of record in Book 6386, page 822, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debts and obligations secured by said Deed of Trust and the undersigned, as Trustee, has been requested by First Southern Bank, the lawful holder and owner of said debts and obligations, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned as Trustee did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement for sale having been published in The Nashville Record, a newspaper of general circulation published in Nashville, Davidson County, Tennessee, in the issues dated August 1, 1985, August 8, 1985 and August 15, 1985, of said newspaper, such sale having been advertised for Friday, August 23, 1985, commencing at 10:15 o'clock a. m. at the south front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, the highest, best and last bid for said property was then and there made by Joe F. Wall, Managing Partner for Investment Partners I, to wit: a bid of Ninety-One Thousand One Hundred Nine and 51/100 ($91,109.51) Dollars, which bid was then and there accepted by the undersigned as Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, **David Major**, as Trustee, has bargained and sold, and does by these presents bargain, sell, and convey unto **Investment Partners I**, the property advertised and sold as herein above recited, situated, lying, and being in the Fourth Civil District, County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 31 on the Plan of Hunter's Point Subdivision, as of record in Book 5200, page 736, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to George Margrave by virtue of a deed from Robert J. Baltz, Jr., Trustee, of record in Book 6207, page 611, Register's Office for Davidson County, Tennessee.

This is improved property known as Lot No. 31, Hunter's Point Subdivision, Hermitage, Davidson County, Tennessee.

The undersigned Trustee conveys the foregoing property to the said Investment Partners I, subject to any and all unpaid taxes, statutory redemption rights, and any other prior claims, liens, easements, setback lines, and restrictions, and specifically subject to a prior mortgage indebtedness in favor of First Southern Bank, as of record in Book 6386, page 822, Register's Office for Davidson County, Tennessee, and warrants same against the lawful claims of all persons claiming by, through or under a conveyance from the undersigned as Trustee under the provisions of the above described Deed of Trust, and not further or otherwise.

This the 5th day of September, 1985.

DAVID MAJOR, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Major, Trustee, the within named 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 of the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 5th day of September, 1985.

NOTARY PUBLIC

My Commission Expires: 7-13-86

35425

IDENTIFICATION REFERENCE

SEP 11 9 40 AM '85

FELIX ZANDER CHESTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration for this transfer, whichever is the greater, is $91,109.51.

Dean Robinson
AFFIANT

Sworn to and subscribed before me
this the 5th day of September, 1985.

Linda K. Robinson
NOTARY PUBLIC

My Commission Expires: 7-12-86

OFFICIAL RECEIPT

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

BOOK 6652 PAGE 730

RECEIVED OF _____

FOR _____

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

91109.51- CAMT.
236.86 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 246.36-
5680A09/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35425

IDENTIFICATION REFERENCE

SEP 11 9 40 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171438

730