BOOK 6703 PG 138

Map & Parcel 71-15-121

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY
Freedlander, Inc. P. O. Box 11440 Richmond, VA 23230	Same	D. Ronald Ingram 405 Two Mile Pike Goodlettsville, TN 37072

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 14, 1984, of record in Book 6455, Page 337, Register's Office for Davidson County, Tennessee, James T. Stewart and Catherine S. Stewart, his wife, conveyed certain real property therein described to D. Ronald Ingram, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, said Deed of Trust contains a power in the Trustee to sell the hereinafter described property in the event of default upon the indebtedness secured thereby; and

WHEREAS, the indebtedness described in said Deed of Trust has not been paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on October 17, 1985, and thereafter on October 24, 1985, and on October 31, 1985, which notice of sale advertised the sale of the property hereinafter described for November 8, 1985, at 12:15 P.M.; and

WHEREAS, on November 8, 1985 at 12:15 P.M., at the south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of the equity of redemption and all other legal rights of the Grantor of said Deed of Trust, as provided therein, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Trustee having received a bid of Eleven Thousand Two Hundred Twenty-one and 79/100 Dollars ($11,221.79), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, D. Ronald Ingram, Trustee, does hereby bargain, sell, transfer and convey unto Freedlander Inc., The Mortgage People, A Virginia Corporation, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a lot or parcel of land in the 12th, formerly the 17th Civil District of said County, described as follows:

Beginning on the westerly margin of Meridian Street, at the southeast corner of the property conveyed to John Luther Vance and wife, by deed from Mrs. Eugenia F. Bowie, of record in Book 676, page 276, Register's Office for said County, being 50.0 feet south of the southerly margin of Eastmoreland Street; thence with the westerly margin of Meridian Street, southwardly 50.0 feet; thence at right angles westwardly 140.0 feet; thence at right angles, northwardly 50.0 feet to the southwest corner of said Vance property; thence with said Vance's southerly line, eastwardly 140.0 feet to the beginning.

Being the same property conveyed to James T. Stewart and wife, Catherine Stewart, by deed of record in Book 4993, Page 55, Register's Office for Davidson County, Tennessee.

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This is improved property known as 1310 Meridian St., Nashville, Tennessee, 37207.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

I D. Ronald Ingram, as Trustee, do hereby transfer, assign and set over unto said Freedlander Inc., The Mortgage People, A Virginia Corporation, its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS MY HAND AS Trustee on this the 8th day of November, 1985.

D. Ronald Ingram
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rebecca A. Wiggs, a Notary Public in and for said County and State, the within named D. Ronald Ingram, Trustee, 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 Goodlettsville, Tennessee, this 8th day of November, 1985.

Rebecca A. Wiggs
Notary Public

My commission expires: 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $11,221.79. D. Ronald Ingram, Affiant.

Subscribed and sworn to before me, this the 8th day of November, 1985.

Rebecca A. Wiggs
Notary Public

My commission expires: 7-17-88

5.2.8.8.7.

IDENTIFICATION REFERENCE

Nov 14 10 21 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6709 PAGE 140

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
			11221.79- CONVT.	
	VD		11221.79 CONVT.	
			11221.79- CONVT.	
			29.12 CSTAX	
			.50 PRFEE	
			6.00 MDELD	
			CHECK	35.62-
	6592A	11/14/85	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 2 8 8 7.

IDENTIFICATION REFERENCE

Nov 14 10 21 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191800