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6716 354

TRUSTEE'S DEED

Richard D. Taylor, Jr.,
Successor-Trustee

to

Seamen's Bank for Savings, FSB
548 Fifth Avenue
New York, New York 10036
SEND TAX BILLS HERE ↓
New Owner

Map #150-5
Parcel #260
Field Book #2D 39129

WHEREAS, A. Alphonse Thompson and wife, Delma J. Thompson, executed a deed of trust on the 27th day of February, 1980, which was recorded in Book 5573, Page 555, Register's Office for Davidson County, Tennessee, conveying to Alan L. Saturn and Phillip E. Hill, Trustees, the property hereinafter described to secure payment to The Kissell Company, an Ohio corporation, of a promissory note referred to in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Richard D. Taylor, Jr. was appointed Successor-Trustee, said appointment being dated the 22nd day of November, 1985, and recorded in Book 6716, Page 652, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of the indebtedness was declared due and payable, and the Grantor herein, as Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, the sale was advertised in accordance with the terms of the deed of trust, said advertisement being made for twenty-one (21) days by three weekly notices published in the Nashville Record Newspaper, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: November 25, 1985 at 10:00 a.m. at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash in bar

of all equities of redemption, homestead, dower, and all other rights or exemptions of every kind, all of which were expressly waived in said deed of trust; and

WHEREAS, the Grantee herein, Seamen's Bank for Savings, FSB, being the highest and best bidder at said sale with a bid of Seventy Thousand Seven Hundred Sixty-Nine and 30/100 Dollars ($70,769.30), was duly declared the purchaser at said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the notice of sale hereinabove referred to.

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Seventy Thousand Seven Hundred Sixty-Nine and 30/100 Dollars ($70,769.30), paid by Seamen's Bank for Savings, FSB, the receipt of which is hereby acknowledged, I, Richard D. Taylor, Jr., Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Seamen's Bank for Savings, FSB, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Cherry Hills, Section 7, as of record in Book 4660, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to A. Alphonse Thompson and wife, Delma J. Thompson, by deed from Joe S. Culver and wife, Judy M. Culver, of record in Book 5573, Page 552, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 3040 Anderson Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Seamen's Bank for Savings, FSB, its successors and assigns forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby transfer and

assign to Seamen's Bank for Savings, FSB, its successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory right of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This conveyance is also subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Richard D. Taylor, Jr., Successor-Trustee, has hereunto set his hand this 25th day of November, 1985.

Richard D. Taylor, Jr.
Successor-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 Richard D. Taylor, Jr., Successor-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 Nashville, Tennessee, this 25th day of November, 1985.

NOTARY PUBLIC

My Commission Expires: 1-18-87

THIS INSTRUMENT PREPARED BY:
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

5741 5

IDENTIFICATION REFERENCE

DEC 2 3 40 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $70,769.30.

Richard D Taylor Jr.
AFFIANT

Sworn to and subscribed before me this 25th day of November, 1985.

Pamela J. Upchurch
NOTARY PUBLIC

My Commission Expires: 1-18-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6723 PAGE 558

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
PROBATE FEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7.415

IDENTIFICATION REFERENCE

DEC 2 3 40 PM '85
FELIX Z. WILSON, II REGISTER
DAVIDSON CO. TENN.

No.