BOOK 6787 PAGE 965

ADDRESS NEW OWNER AND
SEND TAX BILLS:
American Trust Savings Bank
P.O. Box 1156
Hendersonville, Tenn. 37075

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee

Map Parcel No.
118-01-210
22W-12465

TRUSTEE'S DEED

This instrument made and entered into on this the 20th day of February, 1986, by and between I. D. LEWIS, JR., Trustee, FIRST PARTY, and AMERICAN TRUST SAVINGS BANK, F.S.B., as SECOND PARTY.

WHEREAS, by deed of trust dated July 9, 1982, of record in Book 5909, Page 296, Register's Office for Davidson County, Tennessee, ROBERT A. YEARGIN AND WIFE, MARY E. YEARGIN conveyed to I. D. LEWIS, JR., as Trustee, the hereinafter described real estate to secure a note in the original amount of Eighty One Thousand ($81,000.00) Dollars, and

WHEREAS, default was made in the payment of said indebtedness and the holder thereof having directed the FIRST PARTY to sell said property as provided in said deed of trust, the FIRST PARTY did, by three (3) weekly publications in THE NASHVILLE RECORD on January 30, February 6, and February 13, 1986, advertise said property to be sold on February 20, 1986, at 12:30 p.m. at the front door of the Metropolitan Nashville Davidson County Courthouse in Nashville, Tennessee. FIRST PARTY did on February 20, 1986, at 12:30 p.m. offer said property for sale and after receiving competitive bids sold said property to the SECOND PARTY at the price of SIXTY THOUSAND ($60,000.00) DOLLARS, this being the highest, best and last bid.

NOW THEREFORE, THIS DEED WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND ($60,000.00) DOLLARS, FIRST PARTY has this day

CARL H. OLDHAM
ATTORNEY AT LAW
WEST MAIN STREET
RSONVILLE, TENNESSEE
37075
615-824-0989

bargained and sold and does sell, transfer and convey unto the SECOND PARTY, its successors and assigns the following described real estate located in Davidson County, Tennessee, and more particularly described as follows to wit:

Being Lot No. 138 and the easterly one-half of Lot No. 137 on the Map of Montrose Place, as of recrod in Book 57, Page 93, Register's Office for Davidson County, Tennessee, as follows: Said Lot No. 138 and the easterly one-half of Lot No. 137 fronts together 75 feet on the southerly side of Montrose Avenue and extends back 166.5 feet on the westerly line and 168.7 feet on the easterly line to an alley, measuring 75 feet thereon.

Being the same property conveyed to Robert A. Yeargin by deed from Carter Baker, Trustee, of record in Book 5672, Page 424, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon unto the SECOND PARTY, its successors and assigns, in fee simple forever, and in bar of all right or equity of redemption.

FIRST PARTY, as Trustee, does hereby transfer, assign and set over unto the SECOND PARTY all of the covenants and warranties contained in the aforesaid deed of trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

Said property is subject to unpaid taxes, easements, set back lines and restrictions of record in the Register's Office for Davidson County, Tennessee.

Witness the signature of the FIRST PARTY on the date first above written.

I. D. LEWIS, JR., TRUSTEE

IDENTIFICATION REFERENCE

FEB 24 9 47 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RECEIVED

7.7664

CARL H. OLDHAM
ATTORNEY AT LAW
15 WEST MAIN STREET
ERSONVILLE, TENNESSEE
37075
615-824-0989

STATE OF TENNESSEE

COUNTY OF SUMNER

On this the 20 day of February, 1986, before me personally appeared I. D. LEWIS, JR., TRUSTEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed, and in the capacity therein stated.

Witness my hand and official seal at Hendersonville, Tennessee, this the 20 day of February, 1986.

Lauretta L. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 60,000.00 .

Carl H. Oldham
AFFIANT

Subscribed and sworn to before me, this the 20 day of February, 1986.

Lauretta L. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

CARL H. OLDHAM
ATTORNEY AT LAW
WEST MAIN STREET
RSONVILLE, TENNESSEE
37075
615-824-0989

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

RECEIVED OF _____

FOR _____

BOOK 6787 PAGE 668

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

6038C.00- CANT.
156.00 CSTAX
.50 PRFEE
5.00 WDEED
CHECK 165.50-
6638A02/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.6.6.4.

IDENTIFICATION REFERENCE

FEB 24 9 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 221123