BOOK 6901 PAGE 495

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY
Freedlander Financial Services Corporation 4235 Innslake Drive Glen Allen, VA 23060	National Mortgage Co. 4041 Knight Arnold Rd. Memphis, TN 38118	D. Ronald Ingram 405 Two Mile Pike Goodlettsville, TN 37072

MP
92-13-412

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 13, 1985 of record in Book 6407, Page 99, Register's Office for Davidson County, Tennessee, Doris Donnell, 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 February 6, 1986, and thereafter on February 13, 1986, and on February 20, 1986, which notice of sale advertised the sale of the property hereinafter described for Friday, February 28, 1986, at 1:00 P.M.; and

WHEREAS, on Friday, February 28, 1986, at 1:00 P.M., at the south door of the 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 Sixteen Thousand Four Hundred Sixty-Three and 12/100 ($16,463.12), 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 Financial Services Corporation, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land In Davidson County, Tennessee, being Lot No. 65 on the Map of Hortense Place as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described property conveyed to the State of Tennessee by instrument of record in Book 6004, page 883, said Register's Office.

Beginning at the point of intersection of the south margin of Elkins Avenue and the west margin of an alley, being the northeast corner of this property

CHECK
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IDENTIFICATION REFERENCE
MAR 11 1 31 PM '86
DAVIDSON COUNTY, TN
RUSH

and being Eastwardly along Elkins Avenue 140 feet from 12 feet to a point; thence with the proposed right-of-way on a 50-foot radius curve left, northwestwardly 18 feet, more or less, to a point; thence with said south margin, eastwardly 12 feet to the point of beginning and containing 72 square feet and being a portion of the property being Lot No. 65 on the Map of Hortense Place of record in Book 16, page 167, Register's Office for Davidson County, Tennessee, and a portion of the same property conveyed to Doris Donnell by deed from H. T. Arthur, Jr. and Patsy Sue A. Collins of record in Book 5532, page 897, Register's Office for Davidson County, Tennessee.

This is improved property known as 312 33rd Avenue North, Nashville, Tennessee 37209.

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 Financial Services 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 3rd day of March, 1986.

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 3rd day of March, 1986.

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 $16,463.12.

D. Ronald Ingram
Affiant

Sworn to and subscribed before me this 3rd day of March, 1986.

Rebecca A. Wiggs
Notary Public

My commission expires: 7-17-88

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

RECEIVED OF _____

FOR _____

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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

16463.12- CAMT.
42.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 49.40-
1963A03A11786 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.21.35.

IDENTIFT REFERENCE

MAR 11 1 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 226302