BOOK 6501 PAGE 498

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | THIS INSTRUMENT PREPARED BY |
|---|---|---|
| Freedlander Financial Services Corporation<br>4235 Innslake Drive<br>Glen Allen, VA 23060 | The Richard Gill Co.<br>9601 McAllister Freeway<br>San Antonio, TX 78293 | D. Ronald Ingram<br>405 Two Mile Pike<br>Goodlettsville, TN 37072 |

M-P
91-10-92

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 15, 1984 of record in Book 6431, Page 146, Register's Office for Davidson County, Tennessee, Daniel R. King, 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 1:15 P.M.; and

WHEREAS, on Friday, February 28, 1986, at 1:15 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 Twelve Thousand One Hundred Twenty-Four and 27/100 Dollars, ($12,124.22), 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:

BeingLot No. 99 on the Plan of Section II, Urbandale, as of record in Book 1835, page 82, Register's Office for said County.

Said Lot No. 99 fronts 49.29 feet on the westerly side of Hite Street and extends back 126.6 feet on the northerly line and 164.2 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 71.4 feet.

This is improved property known as 717 Hite Street, Nashville, Tennessee 37209.

8 2 1 3 6

03/11 37.95- CHECK

IDENTIFICATION REFERENCE

MAR 11 1 32 PM '86

FILED & RECORDED REGISTER DAVIDSON COUNTY, TN

RUSH

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
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 $12,124.22.

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 _____

BOOK 6801 PAGE 500

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

12124.22- CAMT.
31.46 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 37.96-
19640303/11/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

821.36

IDENTIFICATION REFERENCE

MAR 11 1 32 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 226303