Map. Parcel
82-3-483

BOOK 6837 PAGE 443

This Instrument Prepared By:
Kathi L. Padgett
PADGETT & RAMSEY
148 Second Avenue North, #250
Post Office Box 3346
Nashville, TN 37201

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 7, 1985, recorded in Book 6578, page 119, Register's Office for Davidson County, Tennessee, Rochelle Charleston and Charles T. McClain, Jr., Unmarried, conveyed to William B. Gregory, Trustee, the real estate hereinafter described, to secure a Note dated June 7, 1985, in the amount of $36,070.00, payable to Colwell Financial Corporation, a Texas Corporation, as shown therein; and

WHEREAS, default occurred in the terms and conditions of said Note and/or Deed of Trust, the lawful owner, having substituted Kathi L. Padgett as Trustee in William B. Gregory's stead by instrument of record in Book 6830, page 993, of said Register's office, called on said Kathi L. Padgett, Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Trustee, therefore, pursuant to the authority vested in her as Trustee, and pursuant to the terms and provisions of the said Deed of Trust, did advertise the property by publishing a Notice of Sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on April 24, 1986, at the Nashville/Davidson County Metropolitan Courthouse in Nashville, Tennessee, at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to all unpaid taxes and any liens which take priority as a matter of law.

Pursuant to said Notice of Sale, the Trustee, at the time and place set forth therein, offered the property for sale to the highest bidder for cash and sold said property to Colwell Financial Corp. for the sum of $40,197.49, this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its Note and its permissible expenses and fees incurred as of the date of sale, the Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto Colwell Financial Corp., their successors and assigns the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 22 on the Plan of Sharpe & Crutcher's Addition to Nashville as of record in Plat Book 57, page 82, Register's Office of Davidson County, Tennessee.

Said Lot No. 22 fronts 50 feet on the westerly side of North 5th Street and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Charles T. McClain, Jr. and Rochelle Charleston, by deed from Evelyn Scarbrough, of record in Book 6578, page 116, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Colwell Financial Corp., their successors and assigns, in fee simple forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all unpaid taxes and any liens taking priority as a matter of law.

AND THE TRUSTEE does hereby transfer, assign and set over to the said Colwell Financial Corp., their successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as she is authorized to do as Substitute Trustee, subject to any exceptions noted herein and shown of record, but no further or otherwise.

WITNESS my hand this 24th day of April, 1986.

Kathi L. Padgett
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 Kathi L. Padgett, Trustee, the bargainor, with whom I am personally acquinted

or who presented sufficient evidence of her identity, and who acknowledged that she as such Trustee executed the within instrument for the purposes contained therein and no other.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of April, 1986.

Sylvia L. Roper
NOTARY PUBLIC

My Commission Expires:
Sept. 9, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater, is $ 40,197.49.

Kathi L. Padgett, Trustee
AFFIANT

Sworn to and subscribed before me this 24th day of April, 1986.

Sylvia L. Roper
NOTARY PUBLIC

My Commission Expires:
Sept. 9, 1989

Buyer & Tax Bills
Caldwell Tire Corp.
P.O. Box 553
Jacksonville, Fla 32201

94440.

IDENTIFICATION REFERENCE
APR 24 12 57 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

40197.49- CAMT.
104.52 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 114.02-
6604A04/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94440

IDENTIFICATION REFERENCE

APR 24 12 58 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240610