4569 File Box 38

This Instrument Prepared By:
George E. Mudter, Jr., Attorney
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Bills to New Owner(s):
Mr. & Mrs. William E. Elder BOOK 6863 PAGE 426
2802 Estes Road
Nashville, TN 37215

Map 144-15
Parcel 11
Field Book No. FH-10950

TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated July 18, 1984, to George E. Mudter, Trustee, executed by Margie Mancini Benson, as same appears of record in Book 6728, page 131, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said George E. Mudter, Jr., Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on January 9, 1986, and subsequent insertions appearing on January 16, 1986, and January 23, 1986, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on February 4, 1986, at 12:00 o'clock Noon, being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to William E. Elder and wife, Linda L. Elder, at and for the sum of One Hundred and No/100 ($100.00) DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by William E. Elder and wife, Linda L. Elder, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, George E. Mudter, Jr., as Trustee, does hereby grant, bargain, sell and convey to the said William E. Elder and wife, Linda L. Elder, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> Being Lot No. 15 on the Plan of Hillsboro Park, Section I, as of record in Book 2331, pages 30 and 31, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 15 fronts 200 feet on the southeasterly side of Hillsboro Pike and runs back between parallel lines, 490 feet to a dead line.
>
> Being the same property conveyed to Margie Mancini Benson by deed from William E. Elder and wife, Linda L. Elder of record in Book 6728, page 128, Register's Office for Davidson County, Tennessee.

This is improved property known as 6124 Hillsboro Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto William E. Elder and wife, Linda L. Elder, its successors and assigns, in fee simple forever, to whom the said George E. Mudter, Jr., Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but no further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Trustee, has executed this instrument on the 4 day of February, 1986.

GEORGE E. MUDTER, JR., TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George E. Mudter, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 4th day of February, 1986.

NOTARY PUBLIC

My commission expires: 5-13-89

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $135,100.00.

Affiant

Sworn to and subscribed before me,
this 4th day of February, 1986.

Notary Public

My commission expires: 5-13-89

02899

IDENTIFICATION REFERENCE

MAY 21 9 54 AM '86

FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6863 PAGE 428

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

135100.00- CAPT.
351.26 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 357.76-
C546A05/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02899

IDENTIFT REFERENCE

MAY 21 9 54 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 250312