M&P
60-3-133

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY
Freedlander, Inc. P. O. Box 11440 Richmond, VA 23230	Fidelity Federal 401 Union Street Nashville, TN 37219	D. Ronald Ingram 405 Two Mile Pike Goodlettsville, TN 37072

TRUSTEE'S DEED

BOOK 6869 PAGE 238

WHEREAS, by Deed of Trust dated September 7, 1984, of record in Book 6380, Page 599, Register's Office for Davidson County, Tennessee, Michael J. Coleman and Doris M. Coleman, his wife, 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 May 1, 1986, and thereafter on May 8, 1986, and on May 15, which notice of sale advertised the sale of the property hereinafter described for May 23, 1986, at 1:15 P.M.; and

WHEREAS, on May 23, 1986 at 1:15 P.M., at the south door of the Davidson 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 Thirty Thousand, Two Hundred Seventy-Five and 00/100 Dollars, ($30,275.00), 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 Inc., The Mortgage People, A Virginia 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 22 on the plan of Oak Park, as of record in Book 3600, page 84, Register's Office for said County, described as follows:

Said Lot 22 fronts 93 feet on the southerly side of Oak Valley Drive and extends back 231.60 feet on the easterly line and 277.33 feet on the westerly line which is a broken line to a dead line in the rear measuring 64.85 feet thereon.

This is improved property known as 164 Oak Valley Drive, Nashville, Tennessee.

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IDENTIFI REFERENCE

MAY 28 2 48 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 Inc., The Mortgage People, A Virginia 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 27th day of May, 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 27th day of May, 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 $69,000.00.

D. Ronald Ingram
Affiant

Sworn to and subscribed before me this 27th day of May, 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 6869 PAGE 240

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

69[illegible] . 00- CAPIT.
179.40 CSTAX
.50 PRFEE
6.00 WDSER
CHECK 185.90-
08/29/86 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 8 3 9

IDENTIFICATION REFERENCE

MAY 28 2 48 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 252571