Address new owner and
send tax bills to:
John Crunk
% Robert J. Young Company
P.O. Box 40623
Nashville, TN 37204

Prepared by:
D. W. McMackin
McMackin, Garfinkle & McLemore
219 Fifth Avenue, North
Nashville, TN 37219

11D93178 and
11D69460
52-5-252 and
52-5-110

TRUSTEE'S DEED BOOK 6929 PAGE 606

WHEREAS, under a Deed of Trust dated September 26, 1985, and recorded in Book 6667, page 529, re-recorded in Book 6768, page 155, Register's Office, Davidson County, Tennessee, Steve Warren and wife, Beverly Lyn Warren, conveyed to Hari Rose, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated July 7, 1986, and recorded in Book 6911, page 502, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D. W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D. W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness, and

WHEREAS, I, D. W. McMackin, Substitute Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of July 3, 10 and 17, 1986, stating that on July 25, 1986, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and a prior Vendor's Lien of record in Book 5765, page 648, Register's Office, Davidson County, Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to John Crunk and David L. Young, as tenants in common, for $60,000.00, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D. W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said John Crunk and David L. Young, as tenants in common, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, and being the easterly part of the northerly part of Lot No. 15 and the northerly part of Lot No. 16 on the Map of Montague Subdivision, as of record in Book 421, page 129, Register's Office for said County, and described together according to a survey made by M. H. Ragan, Surveyor, dated December 27, 1955, as follows:

Beginning at a point on the dividing line between Lots 16 and 17, which is north 34-3/4 deg. east 450 feet from the centerline of East Palestine Boulevard; thence with the line between said lots, north 35 deg. 45' east 650 feet to the center of Gibson Creek; thence with the centerline of said Creek as follows: North 69 deg. west 258 feet south 61 deg. west 114 feet, north 56 deg. 30' west 128 feet, north 76 deg. 30' west 215 feet to a point; being a corner of Lot 15 and the northeast corner of the property conveyed to Sam Garfinkle, Trustee, by deed from Nashville Trust Company of record in Book 876, page 126, said Register's Office; thence with the line of Lot 15 along Garfinkle's line south 35 deg. 45' west 396 feet to a point, which point is north 35 deg. 45' east 450 feet from the centerline of East Palestine Boulevard; thence parallel to the centerline of said Boulevard, south 54 deg. 30' east 625 feet to the point of beginning, containing 7.5 acres, more or less, together with an easement across a 50-foot strip of ground running from the land in question to to East Palestine Boulevard and subject to an easement running across the land in question granted to Thomas E. Schmittou, both being of record in Book 2489, page 445, Register's Office for said County.

Being the same property conveyed to Steve Warren and wife, Beverly Lyn Warren, by deed from Charlie W. Schmittou and wife, Mauvelene Schmittou, of record in Book 5765, page 648, Register's Office for Davidson County, Tennessee.

This is improved property located at 1004 Peter Pan Drive, Madison, TN 37115.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it. I can or should do, but I convey and assig. as Trustee and not any further or otherwise.

WITNESS my hand on this 25th day of July, 1986.

D. W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 25th day of July, 1986.

Candace L. Rodgers
Notary Public

My commission expires:

January 21, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $77,189.70.

David L. Young
Affiant

Subscribed and sworn to before me, this 25th day of July, 1986.

Candace L. Rodgers
Notary Public

My commission expires:

January 21, 1990

24961

IDENTIFICATION REFERENCE

JUL 25 3 34 PM '86

FELIX F. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6929 PAGE 609

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
			77189.70-	
			216.[illegible]	
			.50	
			3.00	
				8.5.66=
			2407A07/25/86 3AL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2496 I

IDENTIFICATION/REFERENCE

JUL 25 3 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 275674