ANDY ALLEN

FILE BOTH SATURN

file 7

SEND TAX BILLS
Ben Anderson Allen
745 Benton Avenue
Nashville, Tennessee
ADDRESS NEW OWNER
Ben Anderson Allen
745 Benton Avenue
Nashville, Tennessee

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee

Map-Parcel
Map 83-13
Parcel 377

BOOK 6996 PAGE 675

TRUSTEE'S DEED

This instrument made and entered into on this the 14th day of February, 1986, by and between CARL H. OLDHAM, Substitute Trustee, FIRST PARTY, and BEN ANDERSON ALLEN, as SECOND PARTY.

WHEREAS, by deed of trust dated November 18, 1982, of record in Book 5983, Page 500, Register's Office for Davidson County, Tennessee, BEN ANDERSON ALLEN conveyed to PATSI B. GREGORY, Trustee, the hereinafter described real estate to secure a note in the original amount of Thirty Thousand ($30,000.00) Dollars, FIRST PARTY having been appointed Substitute Trustee by instrument of record in Book 6763, Page 136, Register's Office for Davidson County, Tennessee, and,

WHEREAS, default was made in the payment of said indebtedness and the holder thereof having directed the FIRST PARTY to sell said property as provided in said deed of trust, the FIRST PARTY did, by three (3) weekly publications in The Nashville Record on January 23, January 30, and February 6, 1986, advertise said property to be sold on February 14, 1986, at 12:00 Noon at the front door of the Metropolitan Nashville Davidson County Courthouse in Nashville, Tennessee. FIRST PARTY did on February 14, 1986, at 12:00 Noon offer said property for sale and after receiving competitive bids sold said property to the SECOND PARTY at the price of Thirty Three Thousand ($33,000.00) Dollars, this being the highest, best and last bid.

NOW THEREFORE, THIS DEED WITNESSETH:

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

THAT FOR AND IN CONSIDERATION of the sum of Twenty Nine Thousand Twelve Dollars, ($29,012.00) cash in hand paid by SECOND PARTY to FIRST PARTY, and the remainder given as credit to SECOND PARTY, as maker on the obligation under which foreclosure was made, and in full satisfaction of the indebtedness secured by Deed of Trust of record in Book 5983, Page 500, Register's Office for Davidson County, Tennessee, FIRST PARTY has this day bargained and sold and does sell, transfer and convey unto the SECOND PARTY, his heirs and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows to wit:

Being Lot No. 41 of Block "F" on the Map of Lindsley Home - Tract, of record in Book 2, Page 92, Chancery Court at Nashville Tennessee.

Said Lot No. 41 fronts 67 feet on the south side of Holly Street, formerly Chadwell Street, and runs back between lines 160 feet along the westerly margin of South 16th Street, to an alley in the rear on which it measures 67.1 feet, more or less.

Being the same property conveyed to Ben Anderson Allen, by deed from Cecil Miller, Jr., of record in Book 5833, Page 74, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon unto the SECOND PARTY, his heirs and assigns, in fee simple forever, and in bar of all right or equity of redemption.

FIRST PARTY, as Trustee, does hereby transfer, assign and set over unto the SECOND PARTY all of the covenants and warranties contained in the aforesaid deed of trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

Said property is subject to a first mortgage deed of trust of record in Book 5803, Page 362, unpaid taxes, easements, set back lines and restrictions of record in the Register's Office for Davidson County, Tennessee.

Witness the signature of the FIRST PARTY on the day first above written.

Carl H. Oldham Trustee

CARL H. OLDHAM, TRUSTEE

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

BOOK 6996 PAGE 677

STATE OF TENNESSEE

COUNTY OF SUMNER

On this the 14 day of February, 1986, before me personally appeared CARL H. OLDHAM, TRUSTEE to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed, and in the capacity therein stated.

Witness my hand and official seal at Hendersonville, Tennessee, this the 14 day of February, 1986.

Lauretta L. Oldham
NOTARY PUBLIC

My Commission Expires:

1-21-87

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $29,012—.

IDENTIFICATION REFERENCE

Oct 1 3 15 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

48354

Andy Allen
AFFIANT

Subscribed and sworn to before me, this the 14th day of February, 1986.

James S. Davis
NOTARY PUBLIC

My Commission Expires:

1-10-89

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

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

RECEIVED OF _____

FOR _____

BOOK 6996 PAGE 678

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

290|2.00- CAMT.
81.20 CSTAX
.50 PRFE
9.00 WDE
CHECK 90.70-
9057A10/01/86 34L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48354

IDENTIFICATION REFERENCE

Oct 1 3 15 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301713