M&P
43-2-B 22 C0

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY:
First Tennessee Bank P. O. Box 474 Memphis, TN 38101	First Tennessee Bank P. O. Box 474 Memphis, TN 38101	D. Ronald Ingram, Attorney 405 Two Mile Pike Goodlettsville, TN 37072

TRUSTEE'S DEED

BOOK 7003 PAGE 50

WHEREAS, by Deed of Trust dated October 8, 1984, of record in Book 6402, Page 515, Register's Office for Davidson County, Tennessee, Edward John Boyson and Eleanor M. Boyson, 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 August 28, 1986, and thereafter on September 4, 1986, and on September 11, 1986, which notice of sale advertised the sale of the property hereinafter described for September 18, 1986, at 1:15 P.M.; and

WHEREAS, on September 18, 1986, at 1:15 P.M., at the front door of the Davidson County Courthouse in 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, statutory right 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 Nine Thousand and 00/100 Dollars ($9,000.00), from an agent for Carolyn Delffs, which bid was the last, highest and best bid and payment thereof 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 Carolyn Delffs, her successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Being Condominium Unit No. C-6 on the plan of Lemans Apartments of record in Plat Book 5200, page 506, Register's Office for Davidson County, Tennessee, the horizontal property regime of which is established by the Master Deed thereof of record in Book 6047 at page 972, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward John Boyson and wife, Eleanor M. Boyson by deed of record in Book 6176, Page 190, Register's Office for Davidson County, Tennessee.

This is improved property known as 714 Maylene Drive, Unit C-6 Nashville, Tennessee.

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 Carolyn Delffs, her 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 26th day of September, 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 26th day of September, 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 the transfer is $27,000.00.

D Ronald Ingram
AFFIANT

Subscribed and sworn to before me this 26th day of September, 1986.

Rebecca A. Wiggs
NOTARY PUBLIC

My commission expires: 7-17-88

50419

IDENTIFICATION REFERENCE

OCT 7 3 09 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECD

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

RECEIVED OF _____

FOR _____

BOOK 7003 PAGE 52

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

27000.00- CAMT
75.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 82.10-
1444A10/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5041 9

IDENTIFICATION REFERENCE

Oct 7 3 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 304034