M/P 082-04-0 112

ADDRESS OF NEW OWNER

Freedlander Financial
Services Corporation
P. O. Box 11440
Richmond, VA 23230

SEND TAX BILLS TO

Bailey Mortgage Co.
162 E. Amite Street
Jackson, MS 39201

THIS INSTRUMENT PREPARED BY:

D. Ronald Ingram
405 Two Mile Pike
Goodlettsville, TN 37072

TRUSTEE'S DEED

BOOK 7034 PAGE 342

WHEREAS, by Deed of Trust dated September 20, 1985 of record in Book 6665, Page 986, Register's Office for Davidson County, Tennessee, Louise Pleasant Johnson, 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 Nasshville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on October 9, 1986, and thereafter on October 16, 1986, and on October 23, 1986, which notice of sale advertised the sale of the property hereinafter described for October 31, 1986, at 1:00 P.M.; and

WHEREAS, on October 31, 1986 at 1:00 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 Twenty-Three Thousand Four Hundred Fifty-Seven and 00/100 Dollars ($23,457.00), 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 Financial Services Corporation, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

BEING Lot no. 64 on the Map of the Thorby Place, as of record in Book 332, page 3, Register's Office for Davidson County, Tennessee.

Said lot No. 64 fronts 50 feet on the north side of Sharpe Avenue and runs back between parallel lines 145 feet to a dead line, and being more particularly described in final Divorce Decree of record in Minute Book 140A, page 291, Circuit Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 875 Sharpe, Avenue, Nashville, Tennessee.

6119

IDENTIFICATION REFERENCE

Nov 7 9 24 AM '86

FELIX Z. HALEY JR. 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 Financial Services 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 3rd day of November, 1986.

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 3rd day of November, 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 $23,457.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of November, 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 7034 PAGE 344

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
			23457.00- CAMT.	
			65.80 CSTAX	
			.50 PRFEE	
			6.00- MAMT.	
	VD		6.00 MAMT.	
			6.00 WDEED	
			CHECK	72.30-
3625A		11/07/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6119 9

IDENTIFICATION REFERENCE

Nov 7 9 24 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.09662