m&p
81-8-29

BOOK 7038 PAGE 304

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY:
Freedlander, Financial Services Corporation P. O. Box 11440 Richmond VA 23230	Same	D. Ronald Ingram 405 Two Mile Pike Goodlettsville, TN 37072

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 28, 1985 of record in Book 6486, Page 176, Register's Office for Davidson County, Tennessee, Leroy G. Goins, Sr., unmarried, and Leroy G. Goins, Jr., unmarried, and Travis E. Goins, unmarried, 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 October 16, 1986, and thereafter on October 23, 1986, and on October 30, 1986, which notice of sale advertised the sale of the property hereinafter described for November 7, 1986, at 1:00 P.M.; and

WHEREAS, on November 7, 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 Thirteen Thousand Dollars, ($13,000.00), 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:

Land in Davidson County, Tennessee, being Lot No. 37 in David T. McGavock's Subdivision in Nashville, Tennessee, a plan of which is of record in Book 21, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 50 feet on the west side of Fourth Avenue North, formerly Cherry Street, and runs back between parallel lines 166 feet more or less to an alley.

This is improved property known as 1817 Fourth Avenue North, Nashville, Tennessee.

6255 IDENTIFICATION
Nov 12 2 51 PM '86
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 10th 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 10th day of November, 1986.

Rebecca A. Wiggs
Notary Public

My commission expires: 9-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $13,000.

D. Ronald Ingram
Affiant

Sworn to and subscribed before me this 10th day of November, 1986.

Rebecca A. Wiggs
Notary Public

My commission expires: 9-17-88

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

RECEIVED OF _____

FOR _____

BOOK 7038 PAGE 306

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

13000.00- CAMT.
36.40 CSTAX
.50 PRFE
6.00 WDE
CHECK 42.90-
5197A 11/12/86 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62556

IDENTIFICATION REFERENCE

Nov 12 2 51 PM '86

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 11194