MAP 51-15
Parcel 28

This Instrument Prepared by:
Kristine M. Hanson, Attorney
Suite 206, Braswell Building
4235 Hillsboro Road
Nashville, Tennessee 37215

OWNERS: _____
Send Tax Bills To:
M. L. BARRETT
976 MURFREESBORO PIKE
NASHVILLE, TN 37217

BOOK 7085 PAGE 932

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 10, 1981, recorded in Book 5712, Page 100, Register's Office for Davidson County, Tennessee, Joe E. Maynard and wife, Patricia C. Maynard, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated February 10, 1981, in the amount of $14,000.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and,

WHEREAS, Union Title Company has been appointed Substitute Trustee by the owner and holder of said Note by an instrument of record in Book _____, Page ___, Register's Office for said County;

WHEREAS, default occurred in the terms and conditions of said Note and/or Deed of Trust, the lawful owner called on Union Title Company, Substitute Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Substitute Trustee did, therefore, pursuant to the authority vested in him as Substitute Trustee, and pursuant to the terms and provisions of the said Deed of Trust, advertise the property by publishing a notice of sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on November 27, December 4 and 11, 1986 at the Courthouse in Davidson County, Tennessee at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to any and all taxes, liens, restrictions, restrictive covenants, easements, setback lines, encumbrances and rights pertaining thereto which may affect the property.

Pursuant to said Notice of Sale, the Substitute Trustee, at the time and place fixed therein, offered the property for sale to the highest bidder for cash and sold said property to M.L. Barrett and wife Rachael S. Barrett for the sum of Sixty Eight Thousand and NO/100 Dollars ($68,000), this being the highest and best bid received therefor.

7.7.13

IDENTIFICATION REFERENCE

DEC 30 2 07 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY

NASH

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its Note and its permissible expenses and fees incurred as of the date of sale, the Substitute Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto M.L. Barrett and Rachael S. Barrett their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Oakland Acres, Section 12, 2nd Revision, of reocrd in Book 4470, apge 140, Register's Office for said County.

Beginning at a point in the easterly margin of Sanders Drive, being the common westerly corner of Lot No.s. 1 and 2; thence easterly along the line between said lots 192.21 feet to a point; thence south 7° 25' west 229.10 feet to a concrete monument in the northerly margin of Walton Lane; thence around said curve 36.02 feet to a concrete monument in the easterly margin of Saunders Drive; thence with the easterly margin of said Drive, North 181.38 feet to the point of beginning.

Being the same property conveyed to Joe E. Maynard and wife, Patricia C. Maynard by deed from Dallas L. Laird and wife, of record in Book 4455, page 137, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said M.L. Barrett and Rachael S. Barrett their successors and assigns, in fee simple forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all put in previous writing.

And the Substitute Trustee does hereby transfer, assign and set over to the said M.L. Barrett and Rachael S. Barrett their successors and assign 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 Substitute Trustee, subject to any exception noted herein and shown of record, but no further or otherwise.

WITNESS my hand this 30th day of December, 1986.

UNION TITLE COMPANY

By: John A. Hubbard

John A. Hubbard, Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John A. Hubbard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to president (or other officer authorized to execute the instrument) of the Union Title Company, the within bargainor, a corporation, and that she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Executive Vice President.

Witness my hand and seal, at Office in Nashville, Tennessee this 1st day of December, 1986.

Notary Public

My Commission Expires: My Commission Expires Sept. 11, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $68,000.

John A. Hubbard
Affiant

Sworn to and subscribed before me this 30 day of December, 1986.

Notary Public

My Commission Expires: My Commission Expires Sept. 11, 1990

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

RECEIVED OF _____

FOR _____

BOOK 7085 PAGE 985

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

600[illegible].00- CAMT.
190.40 CSTAX
.60 PRFE[illegible]
9.00 MOE T
CHECK 1[illegible].00-
239[illegible]12/30/86 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.7.1.3.

IDENTIFICATION REFERENCE

Dec 30 2 07 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 28068