M&P 96-11-33

BOOK 7098 PAGE 824

ADDRESS OF NEW OWNER Mail SEND TAX BILLS TO SAME

William W. Middleton,
and wife, Linda C. Middleton
~~3132 Cloverwood Dr.~~ 617 Trenton Dr
Donelson, Tennessee 37214

THIS INSTRUMENT PREPARED BY:

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

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 13, 1986 of record in Book 6785, Page 1, Register's Office for Davidson County, Tennessee, Orville W. Smith and Wilma J. Smith, 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 December 11, 1986, and thereafter on December 18, 1986, and on December 25, 1986, which notice of sale advertised the sale of the property hereinafter described for Tuesday, January 6, 1987, at 1:00 P.M.; and

WHEREAS, on Tuesday, January 6, 1987 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 Thirty-Six Thousand Five Hundred Ten and 00/100 Dollars, ($36,510.00), from William W. Middleton, 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 William W. Middleton and wife, Linda C. Middleton, their successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 577 on the Map of Cloverhill Subdivision, Section VIII, as of record in Book 2331, pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said lot No. 577 fronts 105 feet on the northerly margin of Cloverwood Drive and extends back between lines 211.1 feet on the westerly line and 255.2 feet on the easterly line to a dead line in the rear measuring 100 feet thereon.

This is improved property known as 3132 Cloverwood Drive, Donelson, Tennessee.

8091.2

IDENTIFICATION REFERENCE

JAN 7 10 11 AM '87

FELIX Z. WILSON II 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 William W. Middleton and wife, Linda C. Middleton, their 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 6th day of January, 1987.

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 6th day of January, 1987.

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 this transfer is $35,510.00.

Affiant

Sworn to and subscribed before me this 6th day of January, 1987.

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 7098 PAGE 826

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

3551[illegible] CANT,
99.40 COTAX -
.50 [illegible]
6.00 MOT
CHECK 105.90-
0835[illegible]/07/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80912

IDENTIF. REFERENCE

JAN 7 10 11 AM '87

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

No. 31656