This Instrument Prepared By:
CHARLES F. FRAZIER
Attorney at Law
200 Court Square Building
Nashville, Tennessee 37201

BOOK 7136 PAGE 653

New Owner:

Chester E. Sadler, et ux
1198 Old Hickory Boulevard
Madison, Tennessee 37115

Send Tax Bills To:

Same

Map 82-12.
Par 214 Jo

TRUSTEE'S DEED

THIS INSTRUMENT, made and entered into on this the 13 day of February, 1987, by and between William J. Faimon, Trustee, First Party, and Chester E. Sadler and wife, Mildred Bates Sadler, their heirs and assigns, Second Party.

WITNESSETH:

WHEREAS, by installment deed dated July 28, 1962, recorded in Book 4501, page 204, Register's Office for Davidson County, Tennessee, Sam Thomas and wife, Frankie Thomas, conveyed to William J. Faimon, Trustee, the hereinafter described property to secure a promissory note in the original principal sum of $5,000.00; and

WHEREAS, default was made in the payment of said promissory note and the holder thereof has directed First Party to advertise and sell said property in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms and provisions of the said promissory note and installment deed; and

WHEREAS, First Party did advertise said property for sale in accordance with the terms of said installment deed, notices of the time and place of said sale being published in The Nashville Reocrd on February 26, March 5 and March 12, 1974; and,

WHEREAS, pursuant to said notices, First Party did offer said property for sale at the front door of the Courthouse in Davidson County, Tennessee, on March 22, 1974; at 12:00 o'clock noon, and Chester E. Sadler and wife, Mildred Bates Sadler, being the highest and best bidder thereof, became the purchasers of said property at and for the sum of $3,000.00, and said sum of said bid having been paid,

the receipt of which is hereby acknowledged.

NOW, THEREFORE, for and in consideration of the premises, First Party has this date bargained and sold and does hereby transfer and convey unto Second Party, Chester E. Sadler and wife, Mildred Bates Sadler, their heirs and assigns, the following described real estated located in Davidson County, Tennessee, to-wit:

> Lot No. 40 on the Plan of Neill S. Brown's addition to East Nashville, as of record in Book 57, page 50, Register's Office for said County.
>
> Said Lot No. 40 fronts 50 feet on the southerly side of Silverdene Place, formerly Georgia Street, and runs back between parallel lines, 170 feet to an alley.
>
> Being the same property conveyed to Sam Thomas and wife, Frankie Thomas, by installment deed from Chester E. Sadler and wife, Mildred Bates Sadler, as of record in Book 4501, page 204, Register's Office for Davidson County, Tennessee.

This property is improved and known as Lot 40, Silverdene Place, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate unto said Second Party, their heirs and assigns, forever, and in bar of equity of redemption, homestead, dower and all other exemptions of every kind.

And I, William J. Faimon, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me, to the said Second Party, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, First Party has hereunto set his signature this the day and date first above written.

William J. Faimon

WILLIAM J. FAIMON, Trustee

STATE OF TENNESSEE)

BOOK 7136 PAGE 655

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM J. FAIMON, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13 day of February, 1987.

NOTARY PUBLIC

My commission expires: 11/1/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 3000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 13th DAY OF Feb 19 87.
Deputy Register

9: 3 6 3 7:

IDENTIFI REFERENCE

RUSH

FEB 13 10 46 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF BOOK 7136 PAGE 656

FOR

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

30[illegible].00- CANT.
0.40 CSTAX
.50 PREC
9.00 WDCT
CHECK 17.90-
0000A02/13/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93637

IDENTIFICATION REFERENCE

FEB 13 10 46 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.45683