# TRUSTEE'S DEED

FROM: Robert L. Taylor, Trustee TO: J. D. Biggs, and wife, Brenda Biggs

STATE OF TENNESSEE, DAVIDSON COUNTY: The actual consideration or value, whichever is greater for this transfer is $56,000.00. Affiant: Robert L. Taylor. Sworn to and subscribed before me on this the 2 day of March, 1987.

My Commission expires: 3-8-89

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: Robert L. Taylor
NAME

138 Hillsboro Place, Nashville, Tn.-37215.

ADDRESS THE OWNERS AS FOLLOWS: Mr. and Mrs. J. D. Biggs
NAME

2100 Nolensville Road, Nashville, Tennessee 37211.
ADDRESS

SEND TAX BILLS TO: Same.
NAME

Same.
ADDRESS

MAP AND PARCEL NUMBER: 106-13 Par 118 Js.

This instrument entered into this 2 day of March, 1987, by and between Robert L. Taylor, Trustee, party of the first part, and J. D. Biggs and wife, Brenda Biggs, parties of the second part:

WHEREAS, by Deed of Trust dated the 6th day of January, 1984, recorded in Book 6218, Page 385, Registers Office for Davidson County, Tennessee, conveyed to Robert L. Taylor, as Trustee, the hereinafter described real estate to secure one note in the principal amount of $5,000.00 and payable on or before January 5, 1987, with interest at the rate of ten per cent (10%) per annum.

WHEREAS, default was made in the payment of said note and Deed of Trust, the holders thereof having directed the first party to sell property as provided by said Deed of Trust, the first party did cause foreclosure notices to be published once a week for three consecutive weeks beginning the week of January 22, 1987, The Nashville Record, a Newspaper published in Davidson County, Tennessee, in accordance with state law and the aforementioned Deed of Trust, and said publication did advertise said property to be sold on the 26th day of February, 1987, and pursuant to said notices, on this date during legal hours, and at 11:00 A. M., the first party offered said property for sale at the Courthouse in Nashville, Davidson County, Tennessee, and sold the said property to the parties of the Second Part at the price of $56,000.00, this being the highest, last and best bid.

THEREFORE, in consideration of the owner and holder cancelling and surrendering all of the notes secured by the aforesaid Deed of Trust, same amounting to $5,000.00 and costs, the first party has this day bargained and sold, and does hereby sell, transfer and convey unto the second party, its heirs and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the plan of Section one, Woodycrest, of record in Book 1835, page 25, Register's Office for said County.

Said Lot No. 42 fronts 65 feet on the westerly margin of Hutton Drive and extends back 203.3 feet on the northerly line and 218 feet on the southerly line to a broken line in the rear measuring 67.5 feet thereon.

Being the same property conveyed to Ronald R. Harris and wife, Sandra E. Harris by deed from J. D. Biggs and wife, Brenda Biggs, of record in Book 6203, page 196, Register's Office for Davidson County, Tennessee.

The above described property is encumbered by a first mortgage as evidenced by an instrument of record in Book 6203, page 199, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon unto party of the second part, its heirs and asigns, in fee simple, forever and in bar of all rights or equity of redemption.

Witness the signature of the First Party of this, the date and day first above written.

Robert L. Taylor
TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, the above named bargainor , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 2 day of March, 1987.

NOTARY PUBLIC

My commission expires: 3-9-89.

This instrument was prepared by Robert L. Taylor, Attorney, 138 Hillsboro Place, Nashville, Tennessee-37215.

9.9 1.9 6.

IDENTIFICATION REFERENCE

MAR 3 9 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PUSH

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

RECEIVED OF _____

FOR _____

BOOK 7153 PAGE 375

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

5600.00- CAMT.
156.80 CSTAX
.50 PRFEE
6.00 MISC.
CHECK 163.30-
610A03/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:9:1:9:6:

IDENTIFICATION REFERENCE

MAR 3 9 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 51845