03242

IDENTIFICATION REFERENCE

MAR 12 11 50 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $8,919.33.

Affiant

Subscribed and sworn to before me, this 12th day of January, 1987.

Notary Public

My commission expires 11/1/87.

Address new owners as follows:	Send tax Bills to:	Map-Parcel No.
Robbie L. Buchanan, unmarried 815 No. 5th Street Nashville, TN 37207	Same Same Same	082-07-0

FORECLOSURE DEED

THIS INDENTURE, made and entered into this 12th day of January, 1987, by and between LOUIS KOMISAR, FIRST PARTY, and ROBBIE L. BUCHANAN, UNMARRIED, SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a Deed dated August 20, 1975, of record in Book 4993, page 489, Register's Office for Davidson County, Tennessee, Louis Komisar, conveyed to Frank Buford Buchanan, the hereinafter described property and in said Deed retained title to secure the payment of a promissory note in the original sum of Eleven Thousand and no/100ths ($11,000.00) Dollars; and,

WHEREAS, default was made in the payment of said promissory note and the holder thereof 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 said note and Deed; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and Deed, notices of the time and place of said sale being

published in The Nashville Record on December 18th, 25th, 1986 and January 1st, 1987; and,

WHEREAS, First Party did offer said property for sale at the front door of the Court House in Nashville, Davidson County, Tennessee, on Monday, January 12, 1987, at 12:00 o'clock noon, Second Party being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Nine Thousand Nine Hundred Twenty Five and no/100ths ($9,925.00) Dollars, and said sum of said bid having been paid, the receipt therefore is hereby acknowledged.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by these presents transfer and convey unto Robbie L. Buchanan, unmarried, Second Party, her heirs and assigns, the following described real property, situated in Davidson County, Tennessee:

> Being Lot No. 38 on the Plan of Miller's Addition to Edgefield, now East Nashville, as of record in Book 57, page 133, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 38 fronts 50 feet on the easterly side of North Fifth, formerly Cleveland Street and runs back between parallel lines 170 feet to an alley measuring 50 feet thereon.
>
> Being the same property conveyed to Frank Buford Buchanan by deed from Louis Komisar of record in Book 4993, page 489, Register's Office for Davidson County, Tennessee.

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

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

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

Louis Komisar

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Delores E. Whitworth, a Notary Public in and for said State and County, the within named Louis Komisar, the 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, this the 12th day of January, 1987.

Notary Public

My commission expires 11/1/87.

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

RECEIVED OF _____

FOR _____

BOOK 7165 PAGE 813

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

8919.33- CAMT.
24.90 CSTAX
.50 PRFEE
9.00 MSCFE
CHECK 34.40-
03/23/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03242

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MAR 12 11 50 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 56241