83-13
464

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY
Fidelity Financial Services Inc. 310 Philfre Ct. Suite 155 Nashville, TN 37217	SAME	John H. Lowe 405 Two Mile Pike Goodlettsville, TN 37072

TRUSTEE'S DEED

BOOK 7205 PAGE 727

WHEREAS, by Deed of Trust dated June 16, 1986, of record in Book 6895, Page 135, Register's Office for Davidson County, Tennessee, William H. Beard and wife, Earline J. Beard, conveyed certain real property therein described to John H. Lowe, 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 March 19, 1987, and thereafter on March 26, 1987, and on April 2, 1987, which notice of sale advertised the sale of the property hereinafter described for Friday, April 10, 1987, at 1:00 P.M.; and

WHEREAS, on Friday, April 10, 1987, at 1:00 P.M., at the front 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, including but not limited to the mortgage held by the Administrator of Veterans' Affairs, and the Trustee having received a bid of Five Thousand Dollars ($5,000.00), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust 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, John H. Lowe, Trustee, does hereby bargain, sell, transfer and convey unto Fidelity Financial Services Inc., its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Being Lot No. 187 on the plan of Lindsley Home Place, Block "S" of record in Plan Book 2, Page 92, Chancery Court for Davidson County Tennessee to which reference is made for a more particular description.

Being the same property conveyed to William H. Beard and wife, Earline J. Beard by deed from Robert and wife, Mae F. Ware, as recorded in Book 5313, Page 474, Register's Office of Davidson County, Tennessee.

1579

IDENTIFICATION REFERENCE

APR 16 2 01 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved property known as 1519 Boscobel Street, Nashville, Tennessee 37206.

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, John H. Lowe, as Trustee, do hereby transfer, assign and set over unto said Fidelity Financial Services Inc., its 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 15 day of April, 1987.

John H. Lowe
Trustee

STATE OF TENNESSEE
CCUNTY OF DAVIDSON

Personally appeared before me, Rebecca A. Wiggs, a Notary Public in and for said County and State, the within named John H. Lowe, 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 15th day of April, 1987.

Rebecca A. Wiggs
Notary Public

My commission expires: 7-17-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $19,208.83

John H. Lowe
Affiant

Sworn to and subscribed before me this 15th day of April, 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 7205 PAGE 729

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

1570[illegible] CASH,
[illegible] CHECK
.50 [illegible]
6.00 [illegible]
CHECK 61.[illegible]
5498:04/16/87 BAL .[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15769

IDENTIFI REFERENCE

APR 16 2 01 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70304