BOOK 7217 PAGE 286

Map 60-3
Par 40
1a

This instrument made and entered into this April 22nd, 1987, by and between W. R. Baker, successor in trust, on the one hand, and Glenfed Mortgage Corporation, herein referred to as the purchaser, on the other hand, witnesseth:

Whereas by a deed of trust recorded at page 86 of Book 5695 in the Register's office of Davidson County, Tennessee, Margaret E. Lockridge and husband, Bobby A. Lockridge did convey to Wayne R. Tate, trustee, the land hereinafter described to secure payment of a note in the amount of $38,500; and

Whereas the holder and owner of the said note appointed the said W. R. Baker successor in trust to the said Wayne R. Tate by appointment of record at page 515 of Book 7165 in the said Register's office, as provided in the said deed of trust; and

Whereas default having been made in the payment of the said note and holder thereof having directed the successor in trust to sell the said land as provided in the said deed of trust, the said land was advertised for sale by three consecutive weekly newspaper publications; at 3:45 p. m. on this date at the front door of the Courthouse in Nashville, Tennessee, the said land was offered for sale at public auction to the highest bidder; and then and there and in accordance with the said deed of trust the said land was sold to the purchaser at the price of $43,566.04

Now, therefore, in accordance with the said deed of trust and in consideration of $43,566.04 cash, the successor in trust has this day bargained and sold and does hereby sell, transfer, and convey unto the purchaser and his heirs and assigns the following described land in Davidson County, Tennessee, to wit:

Mail

THIS INSTRUMENT WAS PREPARED BY
W. R. BAKER
ATTORNEY AT LAW
BOX 845
ASHLAND CITY
TENNESSEE 37015

Lot No. 24 on the plan of Parkwood Estates, Section 1 of record in Book 2900 at page 120 in the Register's office of Davidson County, Tennessee;
Lot No. 24 fronting 80.86 feet on the northerly side of Richmond Hill Drive and running back 142½ feet on the

westerly line and 140 feet on the easterly line to a line in the rear, on which it measures 74.8 feet; being the same property conveyed to Bobby A. Lockridge and wife Margaret Lockridge from Raymond D. Keef, unmarried, by deed recorded at page 83 of Book 5,695 in the said Register's office.

to have and to hold the said real estate together with all improvements thereon unto the purchaser and his heirs and assigns forever, in bar of all right and equity of redemption.

And the successor in trust does hereby transfer and assign to the said purchaser all the covenants and warranties contained in the said deed of trust as fully as he is authorized to do as successor in trust but not further or otherwise.

Witness my signature this April 23rd, 1987.

W. R. Baker
successor in trust

State of Tennessee §
Cheatham County §

W. R. Baker, who is referred to above as successor in trust and with whom I am personally acquainted, personally appeared before me, a Notary Public in and for this County and State, and acknowledged that he executed the foregoing instrument for the purposes stated in it.

Witness my signature and official seal at Ashland City, Tennessee, this April 23rd, 1987.

Wilda Smith
Notary Public

My commission expires June 11th, 1987.

Address new owner and send tax bills to:
Glenfed Mortgage Corporation

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $44,241.04, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

W. R. Baker
Affiant

Subscribed and sworn to before me this the 23 day of APRIL 1987

Wilda Smith

19679

CERTIFIED REFERENCE

APR 23 1 45 PM '87

REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7217 PAGE 288

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
			44241.04- CONT.	
			123.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	130.20-
			00035284/20/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 9 6 7 9

IDENTIFICATION REFERENCE

APR 28 1 46 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74748