This Instrument Prepared By:
Kathi L. Padgett
WATKINS, McGUGIN, McNEILLY & ROWAN
18th Floor, First American Center
315 Deaderick Street, Box 110
Nashville, Tennessee 37238-0110

TRUSTEE'S DEED BOOK 7288 PAGE 572

WHEREAS, by Deed of Trust dated May 15, 1986, recorded in Book 6861, page 546, and re-recorded on May 28 and June 19, 1986 at Book 6868, page 255 and Book 6891, page 37, Register's Office for Davidson County, Tennessee, James T. Ware, Unmarried, conveyed to Edward Seddon, Trustee, the real estate hereinafter described, to secure a Note dated May 15, 1986, in the amount of $80,900.00, payable to Colwell Financial Corporation, a Texas corporation as shown therein; and

WHEREAS, default occurred in the terms and conditions of said Note and/or Deed of Trust, the lawful owner, having substituted Kathi L. Padgett as Trustee in Edward Seddon's stead by instrument of record in Book 7272, page 715, of said Register's Office, called on said Kathi L. Padgett, Substitute Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Trustee, therefore, pursuant to the authority vested in her as Trustee, and pursuant to the terms and provisions of said Deed of Trust, did advertise the property by publishing a Notice of Sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on July 6, 1987, at the Nashville/Davidson County Metropolitan Courthouse in Nashville, Tennessee, at public outcry to the highest bidder for cash, free from the equity of redemption, statutory redemption, homestead, dower and all other exemptions of every kind, but subject to all unpaid taxes and any liens which take priority as a matter of law.

Pursuant to said Notice of Sale, the Trustee, at the time and place set forth therein, offered the property for sale to the highest bidder for cash and sold said property to

Colwell Financial Corporation, for the sum of $90,698.70, this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its Note and its permissable expenses and fees incurred as of the date of sale, the Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto Colwell Financial Corporation, their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

BEING LOT NUMBER 65 ON THE PLAN OF GREENWOOD HILLS, SECTION THREE, OF RECORD IN PLAT BOOK 5050, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NUMBER 65 FRONTS 69.0 FEET ON THE NORTHERLY MARGIN OF SCOTTWOOD DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 145.0 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED BY DEED TO JAMES T. WARE, UNMARRIED, WHICH INSTRUMENT IS OF RECORD IN BOOK 6861, PAGE 543, REGISTER'S OFFICE FOR SAID COUNTY.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Colwell Financial Corporation, their successors and assigns, in fee simple forever, in bar of the equity of redemption, statutory redemption, homestead, dower, and all other exemptions of every kind, but subject to all unpaid taxes and any liens taking priority as a matter of law.

AND THE TRUSTEE does hereby transfer, assign and set over to the said Colwell Financial Corporation, their successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as she is authorized to do as Substitute Trustee, subject to any exceptions noted herein and shown of record, but no further or otherwise.

WITNESS my hand this 6th day of July, 1987.

Kathi L. Padgett
TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named Kathi L. Padgett, Trustee, the bargainor, with whom I am personally acquanted or who presented sufficient evidence of her identity, and who acknowledged that she as such Trustee executed the within instrument for the purpose contained therein and no other.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of July, 1987.

Laurie F. Nelson
NOTARY PUBLIC

My Commission Expires:

3-11-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater, is $ 90,698.70.

Kathi L. Padgett
AFFIANT

Sworn to and subscribed before me this 6th day of July, 1987.

Laurie F. Nelson
NOTARY PUBLIC

My Commission Expires:

3-11-91

BUYER: Colwell Financial Corp.
P.O. Box 35140
Louisville, KY 40232

(Tax Bills May Be Sent To The Above Address)

Map & Parcel No.: 134-09-0 007.00

Field Book No.: 05DU-09977

4298.5

IDENTIFICATION REFERENCE

JUL 6 2 50 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7288 PAGE 575

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

90696.70- CONT.
253.96 CSTAX
.50 MISC
9.00 MORT
CHECK 263.46-
672707706767 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.29.85.

IDENTIFICATION REFERENCE

JUL 6 2 50 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100967