M&P 118-1-279

BOOK 7320 PAGE 94

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY
Freedlander, Inc. P. O. Box 11440 Richmond, VA 23230	National Mortgage P.O. Box 2098 Memphis, TN 38101	D. Ronald Ingram 405 Two Mile Pike Goodlettsville, TN 37072

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 24, 1984, of record in Book 6371, Page 282, Register's Office for Davidson County, Tennessee, James D. Carlew, Jr. and Teresa E. Watkins Carlew, his wife, conveyed certain real property therein described to D. Ronald Ingram, 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 July 9, 1987, and thereafter on July 16, 1987, and on July 23, 1987, which notice of sale advertised the sale of the property hereinafter described for Thursday, July 30, 1987 at 1:00 P.M.; and

WHEREAS, on July 30, 1987 at 1:00 P.M., at the South 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 and the Trustee having received a bid of Five Thousand and 00/100 Dollars, ($5,000.00), subject to the first mortgage, 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, D. Ronald Ingram, Trustee, does hereby bargain, sell, transfer and convey unto Freedlander Inc., The Mortgage People, a Virginia Corporation its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 9 feet of Lot No. 41 and the easterly 30 feet of Lot No. 42 on the Plan of Montrose Place of record in Book 57, page 93, Register's Office for said County, described as follows:

Said Part of Lot No. 42 and part of Lot No. 42 front together 39.0 feet on the northerly margin of Gilmore Avenue and extend back between parallel lines 160 feet to a 15 foot alley.

Being the same property conveyed to James D. Carlew, Jr., and Teresa E. Watkins, as joint tenants, with right of survivorship, of record in Book 5440, page 875, Register's Office for Davidson County, Tennessee; the said James D. Carlew, Jr., and Teresa E. Watkins having since married, and she now being

5385.2

IDENTIFICATION REFERENCE

AUG 7 1 32 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Teresa E. Watkins Carlew.

This is improved property known as 926 Gilmore Ave., Nashville, Tennessee 37204.

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, D. Ronald Ingram, as Trustee, do hereby transfer, assign and set over unto said Freedlander Inc., The Mortgage People, A Virginia Corporation, 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 7th day of August, 1987.

D. Ronald Ingram
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rebecca A. Wiggs, a Notary Public in and for said County and State, the within named D. Ronald Ingram, 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 7th day of August, 1987.

Rebecca A. Wiggs
Notary Public

My commission expires: 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $30,000.00.

D. Ronald Ingram
Affiant

Sworn to and subscribed before me this 7th day of Aug., 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 7320 PAGE 96

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

300.00- CASH
84.00 STATE TAX
.50 RECORDING FEE
5.00 PROBATE FEE
CHECK 389.50-
923BA08/07/87 RAL .79

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.3852

IDENTIFT REFERENCE

AUG 7 1 32 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 03208