RETURN TO:

THIS INSTRUMENT PREPARED BY:
Gary R. Thompson, Attorney
P.O. Box 2704
Uptown Station
Nashville, Tennessee 37219

**TRUSTEE'S DEED**

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Melinda Rutherford Fleming | | 83-14-286 |
| 910 Shelby Avenue | Same | Field Book No. |
| Nashville, Tennessee 37206 | | 23W03470 |

Mail

THIS INSTRUMENT made and entered into this the 29th day of December, 1987, by and between Gary R. Thompson, Successor Trustee, and Melinda Rutherford Fleming, hereinafter referred to as "Grantee".

**WITNESSETH:**

**WHEREAS,** by Deed of Trust executed on the 7th day of November, 1984, of record in Book 6431, page 253, Register's Office for Davidson County, Tennessee, Lewis H. Burks, and wife, Janet D. Burkes, conveyed certain real property to James William Hofstetter, Jr., Trustee, for the purpose of securing the indebtedness described therein; and

**WHEREAS,** the above referenced Deed of Trust was modified by instruments of record in Book 6716, page 975 and Book 6982, page 111, said Register's Office; and

**WHEREAS,** the original Trustee elected not serve and the owner and holder of the indebtedness, as provided in said Deed of Trust and by instrument of record in Book 7407, page 679, of said Register's Office, appointed the undersigned, Gary R. Thompson, as Successor Trustee, and vested him with all the rights, powers, and privileges of the original Trustee named in said Deed of Trust; and

**WHEREAS,** the indebtedness secured by said Deed of Trust and modification agreements was not paid as agreed, but default was made, and, thereupon, at the request of Third National Bank in Nashville, the holder of said indebtedness, the Successor Trustee did commence foreclosure of said property pursuant to the provisions of said Deed of Trust; and

**WHEREAS,** on Tuesday, the 29th day of December, 1987, at 12:00 noon at the south front door of the Metropolitan Courthouse in Nashville, Davidson County, Tennessee, said Successor Trustee offered said real estate for sale subject to all restrictions of record, all unpaid taxes and any other prior mortgages and

liens of record; said sale being made free from all legal and equitable rights of redemption and all other rights of redemption, statutory or otherwise, homestead, dower, and all other exemptions and marital rights, all of which were expressly waived and conveyed in said Deed of Trust; and being cried for a reasonable time, the highest and best bid received was the sum of Three Thousand Dollars and No Cents ($3,000.00) from the said Grantee and said sum was in hand paid and then applied as by the Deed of Trust directed.

**NOW, THEREFORE, THIS DEED FURTHER WITNESSETH:**

That for and in consideration of said Grantee having paid the Successor Trustee the sum of Three Thousand Dollars and No Cents ($3,000.00), the receipt of which is hereby acknowledged, the Successor Trustee has this day bargained and sold and does hereby sell, transfer, and convey unto the said Grantee, her heirs, successors, and assigns forever, the following described real property in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being lot number 62 in the Edgefield Land Company's First Addition, a plan of which is of record in Book 57, page 130 of the Register's Office for Davidson County, Tennessee.
>
> Said lot number 62 fronts 50 feet on the north side of Boscobel Street and runs back betweenparallel lines, 150 feet to an alley.
>
> Being the same property conveyed to Lewis H. Burks and wife, Janet D. Burkes by deed from Sarah J. Ervine, James Morgan Byrn, Robert Reed Byrn, Martha Ann Simpkins, and Sarah Ellen Byrn, heirs of J. B. Byrn, of record in Deed Book 6426, page 167, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 1803 Boscobel Street, Nashville, Tennessee 37206.

**TO HAVE AND TO HOLD**, the aforesaid real property and any improvements thereon unto the said Grantee, hers heirs, successors and assigns, in fee simple, forever,and in bar of all rights of redemption.

And the said Successor Trustee does hereby transfer, assign and set over unto the said Grantee all of the covenants and warranties in the aforesaid Deed of Trust, and does hereby transfer, sell, and convey unto the said Grantee every right, title, and interest which he as Successor Trustee holds by virtue of said Deed of Trust and Appointment.

**WITNESS** the signature of the Successor Trustee on this the 29th day of December 1987.

Gary R. Thompson

GARY R. THOMPSON, Successor Trustee
P.O. Box 2704 - Uptown Station
Nashville, Tennessee 37219

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is Three Thousand Dollars and No Cents ($3,000.00).

Melinda Hufford Flemming
AFFIANT

Subscribed and sworn to before me, this the 29th day of December, 1987.

Shirley Gainey
NOTARY PUBLIC

My Commission Expires: Nov. 12, 1990

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, Shirley Gainey, a Notary Public in and for the aforesaid State and County, the within name Gary R. Thompson, Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained.

Witness my hand and affixed seal in Nashville, Davidson County, Tennessee this 29th day of December, 1987.

Shirley Gainey
NOTARY PUBLIC

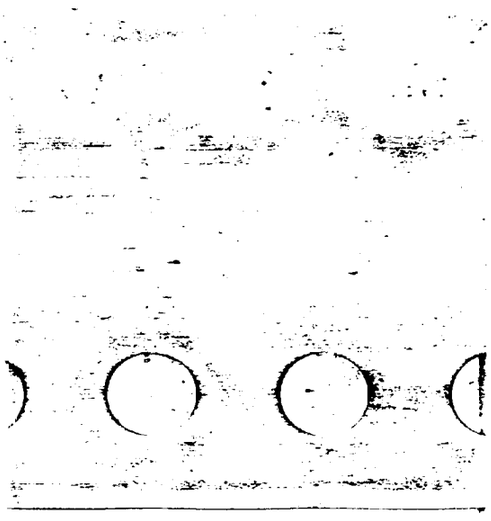
My Commission Expires: Nov. 12, 1990

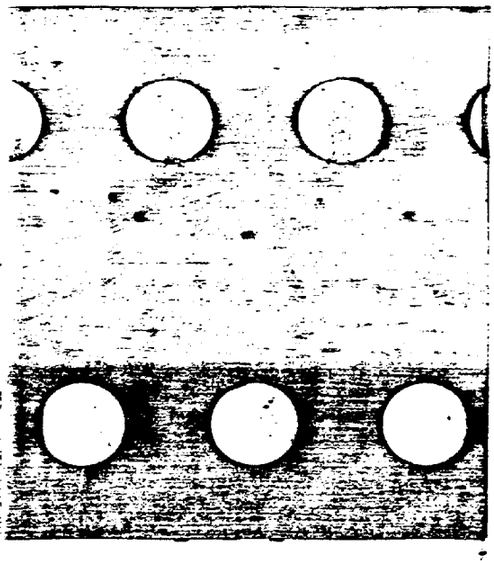
96541

IDENTIFICATION REFERENCE

JAN 11 1 41 PM '88

DAVIDSON COUNTY, TN





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7446 PAGE 641

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

| | |
|---|---|
| CAMT | 3000.00 |
| CON TX | 8.40 |
| PRFEE | 0.50 |
| WDEED | 9.00 |
| TOTAL | 17.90 |
| CHECK | 17.90 |

01/11/89 01 13:42 0001 7065

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96541

IDENTIFICATION REFERENCE

JAN 11 1 41 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 52070