THIS INSTRUMENT WAS PREPARED BY:
GEORGE E. BARRETT
ATTORNEY AT LAW
217 2ND AVENUE NORTH
NASHVILLE, TENNESSEE 37201

BOOK 7465 PAGE 960

5402 02/09 0101 01CASH 28.10

**TRUSTEE'S DEED**

Mail

**Address New Owner(s):**

Mr. L. C. Tanley, Jr.
4308 Beekman
Nashville, Tennessee 37215

**Send Tax Bills To:**

Same

**Map and Parcel Number:** 93-16-438

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 4,782
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF Feb. 1988
Deputy Register

WHEREAS, by Tennessee Deed of Trust, dated August 4, 1977, of record in Book 5180, Page 208, Register's Office of Davidson County, Tennessee, Evelyn Bass Gregory (single), conveyed the real property commonly known as 89 Fain Street, Nashville, Tennessee described on attached Exhibit "A", which is herein incorporated by reference (the "property") to Jack D. Herrington, Trustee and his successor in trust, to secure the payment of a promissory note; and

WHEREAS, the aforementioned Deed of Trust contains powers in the Trustee and his successors in trust to sell the property in the event of a default in connection with the indebtedness secured thereby; and

WHEREAS, the indebtedness was not paid in accordance with the terms of said Deed of Trust and default in the payment thereof was declared; and

WHEREAS, the holder and lawful owner of the indebtedness under said Deed of Trust duly appointed Gary D. Wood, as Substitute Trustee, in the place and stead of Jack D. Herrington, Trustee, who is vested with all the rights, powers and privileges of the Original Trustee named in said Deed of Trust, and said appointment of Substitute Trustee was duly noted in Book 7432, Page 42, Register's Office of Davidson County, Tennessee; and

03693

IDENTIFICATION REFERENCE

FEB 9 11 59 AM 1988

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WHEREAS, at the request of the lawful owner and holder of the indebtedness, the Substitute Trustee gave notice of the time and place of sale, all in accord with the Deed of Trust and the laws of Tennessee by publishing an advertisement for twenty-one (21) consecutive days in the Nashville Record, a newspaper of general circulation, and published in Nashville, Davidson County, Tennessee, said notice being first published on January 7, 1988, and thereafter published on January 14, 1988, and January 21, 1988, with said Notice of Sale advertising the sale of the property to be held on Friday, January 29, 1988, at 12:00 Noon; and

WHEREAS, on January 29, 1988 at 12:00 Noon at the South Door of the Davidson County Courthouse in Nashville, Tennessee being the time and place fixed in said notice, the property was offered for sale at public outcry to the highest bidder for cash (or credit upon the indebtedness secured if the lawful owner and holder (or agent) thereof was the successful purchaser) and in bar of all equities of redemption, homestead, downer, and all other rights or exemptions of every kind, as provided in, but only to the extent provided in said Deed of Trust, and subject to any and all unpaid taxes that may be a lien against the property and subject to any and all other liens and all other matters which take priority over said Deed of Trust; and the Substitute Trustee having received a bid of Four Thousand Four Hundred Eighty-Two and No/100 Dollars ($4,482.00) which bid was the last, highest and best bid, and payment having been made by credit upon the indebtedness, the receipt of which is hereby acknowledged.

NOW THEREFORE, in consideration of the foregoing and the sum bid and paid as herein provided, I, Gary D. Wood, Substitute Trustee, do hereby bargain, sell, transfer, convey "the Property" upon L. C. Tanley, Jr., his successors and assigns ("Grantee").

TO HAVE AND TO HOLD the property, together with the estate, title and interest and all hereditaments, easements, appurtenances and improvements thereto belonging, to the Grantee in fee simple absolute, free from homestead, dower, the equity of

redemption, and all other rights or exemptions of every kind of the Grantor as provided, in said Deed of Trust, and subject only to any and all liens, easements, encumbrances, property taxes, statutory right of redemption, if any, and other matters that are prior in right to the lien of the Deed of Trust.

I, Gary D. Wood, Substitute Trustee, do hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the Deed of Trust; and, to the extent that I am able to do so a Substitute Trustee, and subject only to the matters herein expressly reserved, I hereby warrant title to the property against the claims of all persons claiming by, through or under me as such Substitute Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 9th day of February, 1988.

Gary D. Wood

GARY D. WOOD
Substitute Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustec named herein, and who further acknowledged that he as such Substitute Trustee executed the foregoing instrument (Trustee's Deed) for the purposes therein contained, and who states, upon oath, that the actual consideration or value, whichever is greater, for this transfer is Four Thousand Four Hundred Eighty-Two and No/100 Dollars ($4,482.00).

WITNESS my hand and official seal at office in Nashville, Tennessee on this 9th day of February, 1988.

Carol Jean Gentry
Notary Public

My Commission Expires:

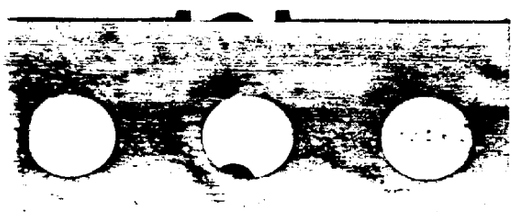
CAROL JEAN GENTRY
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES
APRIL 17, 1993

NOTARY PUBLIC DAVIDSON COUNTY TENN.

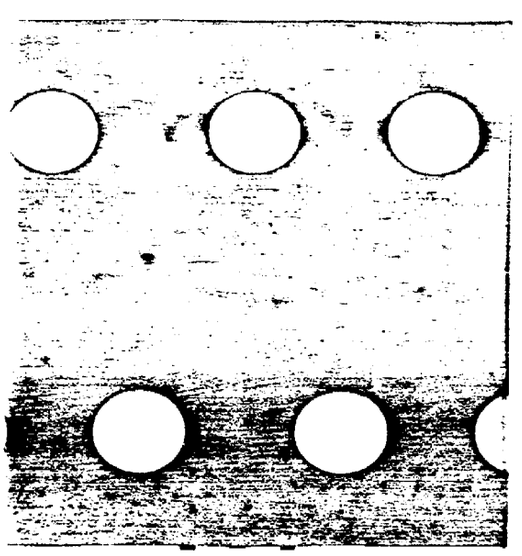
LD1004

Beginning at an iron pin in the southerly margin of Fain Street, said iron pin being located N 87 00' W 94.2 feet from the intersection of the margin of Fairfield Avenue and Fain Street; thence at right angle to Fain Street S 3 00' W 99.3 feet to an iron pin in the common line of Parcel Nos. 184 and 185, Property Map System, Davidson County, Tennessee; thence with the common line of Parcel Nos. 184 and 185, N 87 00' W 26.0 feet to an iron pin, thence leaving common line of Parcel Nos. 184 and 185, at right angles N 3 00' E 99.3 feet to an iron pin located in the southerly margin of Fain Street; thence at right angles along the southerly margin of Fain Street, S 87 00' E 26.0 feet to the point of beginning.

Being The Same property conveyed To Evelyn Bass Gregory From Zema Gregory in Record Book 5147 page 592







**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7465 PAGE 965

| | | |
|---|---|---|
| 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 4482.00 |
| | | | | CON TX 12.60 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 15.00 |
| | | | | TOTAL 28.10 |
| | | | | CASH 28.10 |
| 02/09/88 | 01 | | | 12:03 0001 5402 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03693

IDENTIFI REFERENCE

FEB 9 11 59 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 60225