BOOK 7596 PAGE 407

TRUSTEE'S DEED

48149

IDENTIFICATION REFERENCE

Jul 12 8 34 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,384.00

John N. Sowell
Affiant

Subscribed and sworn to before me, this 11th day of July, 1988

Janet C. Winston
Notary Public

My Commission Expires: August 12, 1991

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Robert F. Spann, Attorney, 315 Union Street, Nashville, Tennessee 37201

Name	Address
Address New Owner(s):	Send Tax Bills To:
John N. Sowell, et ux.	SAME
(Name)	(Name)
Box 25	
(Street Address or Route #)	(Street Address)
Christiana, Tennessee 37037	
(City) (State) (Zip)	(City) (State) (Zip)
Map - Parcel Numbers	
Map 92-G	
Pg 504	

50.42

WHEREAS, under a Deed of Trust dated November 20, 1987, and recorded in Book 7409, page 139, Register's Office for Davidson County, Tennessee, Terrance Collins and Andrea Collins conveyed to Robert F. Spann, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Robert F. Spann, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Robert F. Spann, Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of June 16, 23 and 30, 1988, stating that on Thursday, July 7, 1988, at 11:30 A.M., at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and any statutory right of redemption arising under Tennessee law; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Robert F. Spann, Trustee, offered said property for sale at public outcry and sold said property to John N. Sowell and wife, Mattie J. Sowell, their successors and assigns, for $12,384.98, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, Robert F. Spann, Trustee, do hereby bargain and sell, and by these presents transfer and convey into the said John N. Sowell and wife, Mattie J. Sowell, their successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 83 and the easterly 18 feet of Lot No. 82 on the Map of Faulconer and Ashcraft's Subdivision of Lots Nos. 18 and 19 of Dr. Boyd McNairy's Addition to Nashville, of record in Book 57, page 121, Register's Office for said County.
>
> Said Lot and part of said lot adjoin and front together 54 feet on the northerly side of Booker Street, formerly Hamilton Street, and run back between parallel lines 106 feet to an alley.
>
> Being the same property conveyed to Terrance Collins and Andrea Collins by deed from John N. Sowell and wife, Mattie J. Sowell, as of record in Book 7409, page 136, Register's Office for Davidson County, Tennessee.

This is improved property located at 2700 Booker Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said Grantees herein, their heirs and assigns forever, but subject to said real estate taxes.

WITNESS my hand this 11th day of ~~July~~, 1988.

ROBERT F. SPANN, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

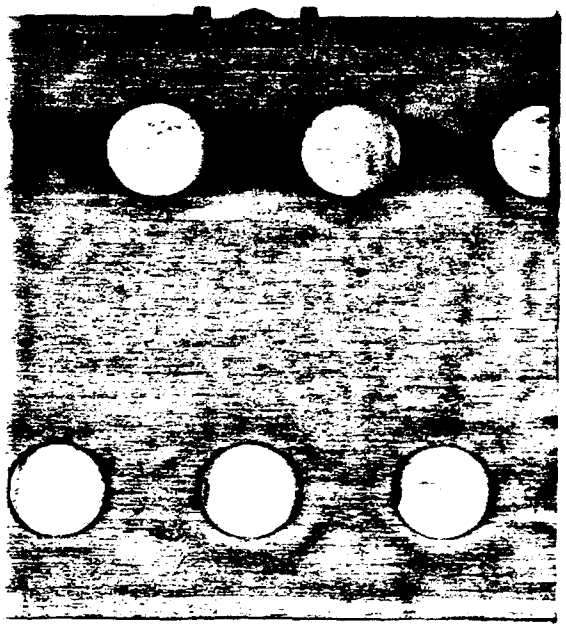
Personally appeared before me, the undersigned, a Notary Public in and for said State and County, ROBERT F. SPANN, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, under oath acknowledged that he executed the within instrument for the purposes therein contained.

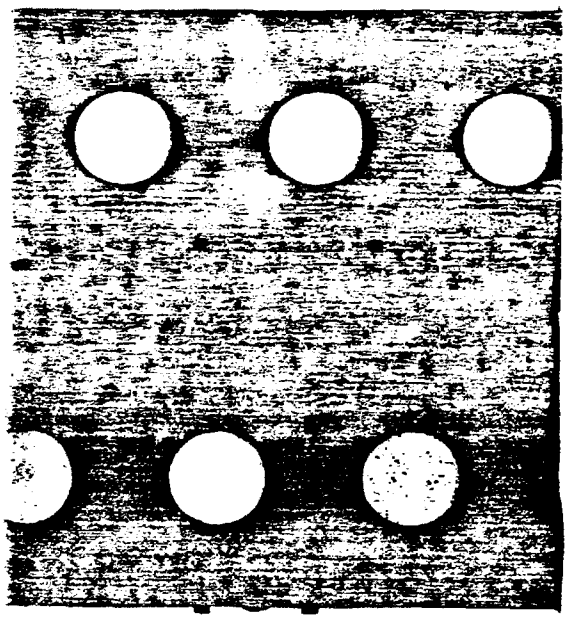
WITNESS my hand and official seal, at Nashville, Tennessee, this 11th day of July, 1988.

NOTARY PUBLIC

My Commission Expires:

Aug 12 1991





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7596 PAGE 410

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 12384.98
CON TX 40.92
PRFEE 0.50
WDEED 9.00
TOTAL 50.42
CHECK 50.42
07/12/88 01 08:35 0001 5706

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48.149

IDENTIFT REFERENCE

Jul 12 8 34 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 111546