mail

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

C. EDWARD COOMER

Trustee

Map 39
Parcel 72

TRUSTEE'S DEED

TO: HOWARD B. MOORE and
MARGIE M. MOORE

WHEREAS, by Deed of Trust executed August 20, 1986, and recorded in Book 7281, page 96, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Dennis Thelen and wife, Pamela K. Thelen (Mortgagors) to C. Edward Coomer, Trustee, to secure payment of a promissory note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagors, their heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, Howard B. Moore and wife, Margie M. Moore, are the owners and holders of said note and Deed of Trust by virtue of the instrument recorded in Book 7281, page 96, Register's Office of said County; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Friday, September 9, 1988, at 10:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Howard B. Moore and wife, Margie M. Moore were the highest and best bidder for cash, said bid being in the amount of $59,227.27;

NOW THEREFORE, I, C. Edward Coomer, Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to Howard B. Moore and wife, Margie M. Moore, their successors and assigns forever, that certain land described as follows:

> A tract of land in the 14th Civil District of Davidson County, Tennessee, described as follows:
>
> Beginning on the northeasterly margin of Clarksville Highway at a point 16 feet northwest of the northwest corner of the property conveyed to Claude Burton and wife by deed from Howard B. Moore and wife, as of record in Book 2095, page 498, and by Deed of Correction of record in Book 2138, page 315, Register's Office for said County, said point also being at the northeast intersection of said highway and a 16 foot road, called Moore's Road; thence with the margin of said Highway, north 37 degrees west 119 feet to an iron pin; thence leaving said Highway, north 59 degrees east 349.5 feet to an iron pin; thence south 27 degrees 30' east 119 feet to an iron pin in the northerly margin of Moore's Road; thence with the margin of said Road, south 59 degrees 30' west 331 feet to the beginning.
>
> Being the same property conveyed to Dennis Thelen and wife, Pamela K. Thelen by deed from Howard B. Moore and wife, Margie M. Moore of record in Book 7281 page 93 Register's Office for Davidson County, Tennessee.

It is the intention and purpose of C. Edward Coomer, Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Trustee and not individually.

IN WITNESS WHEREOF, I, C. Edward Coomer, Trustee, have executed this deed of conveyance this 9th day of September, 1988, by subscribing hereto my official signature.

C. EDWARD COOMER

C. Edward Coomer

Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Edward Coomer, Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 9th day of September, 1988, at Nashville, Tennessee.

My Commission Expires:
11-12-89

Phyllis Keenan
NOTARY PUBLIC

5322 09/09 0101 03CHECK 204.86

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 59,227.84 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

C. Edward Coomer
AFFIANT

Sworn to and subscribed before me this 9th day of September, 1988, at Nashville, Tennessee.

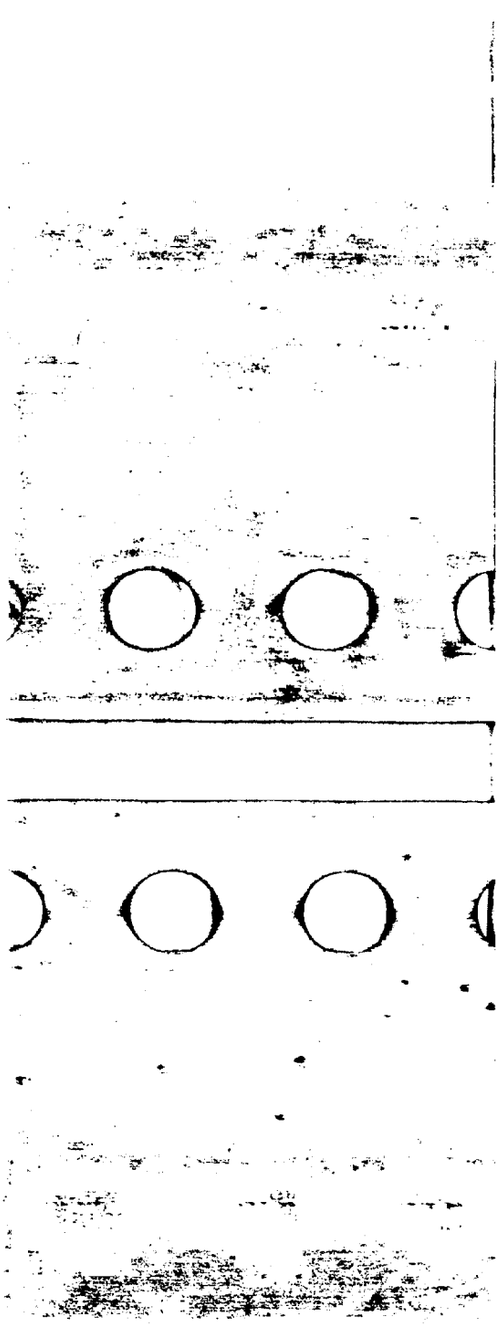
My Commission Expires:
11-12-89

Phyllis Keenan
NOTARY PUBLIC

ADDRESS OF NEW OWNER: Howard B. Moore and wife, Margie M. Moore
4643 Clarksville Highway
Nashville, TN 37218

SEND TAX BILLS TO: Same

66045
IDENTIFICATION REFERENCE
Sep 9 10 37 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7648 PAGE 215

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 59227.21
				CON TX 195.36
				PRFEE 0.50
				WDEED 9.00
				TOTAL 204.86
				CHECK 204.86
09/09/88	01			10:37 0001 5322

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66045

IDENTIFICATION REFERENCE

SEP 9 10 37 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 132364