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

M. NORRIS JENKINS

Trustee

Map 149
Parcel 6

TRUSTEE'S DEED

TO: RAYMOND H. FERREIRA and
MARGIE FERREIRA

BOOK 7654 PAGE 148

WHEREAS, by Deed of Trust executed March 14, 1986, and recorded in Book 6810, page 910, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Southland Properties, a partnership, (Mortgagor) to M. Norris Jenkins, 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, Raymond H. Ferreira and wife, Margie Ferreira, are the owners and holders of said note and Deed of Trust by virtue of the instrument recorded in Book 6810, page 910, 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 16, 1988, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Raymond H. Ferreira and wife, Margie Ferreira were the highest and best bidder for cash, said bid being in the amount of $317,809.13;

NOW THEREFORE, I, M. Norris Jenkins, 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 Raymond H. Ferreira and wife, Margie Ferreira, their successors and assigns forever, that certain land described as follows:

> Land in the 2nd Civil District of Davidson County, Tennessee, according to a boundary survey by James L. Terry & Associates dated March 6, 1986, and being more particularly described as follows:
>
> Beginning at an iron pin at the SE corner of Lot No. 171 of record in Pebble Creek, Section 1, Book 5210, page 72, at the westerly margin of Rader Road; thence a curve = 1 deg. 05', R = 773.31', T = 7.31' L = 14.62' thence crossing Rader Road N 86 deg. 4' 21" E 165.24'; thence S 65 deg. 30' 19" E 323.82'; thence S 74 deg. 59' 01" E 162.42'; thence S 65 deg. 01' 12" E 176.7'; thence S 56 deg. 2' 21" E 104.51'; thence S 47 deg. 34' 41" E 93.31'; thence S 61 deg. 40' 52" E 95.39'; thence S 54 deg. 52' 56" E 98.78'; thence S 52 deg. 35' 25" E 400'; thence S 52 deg. 35' 25" E 103.23'; thence S 39 deg. 26' 30" E 114.26'; thence S 77 deg. 9' 41" E 212.64'; thence S 2 deg. 54' 13" W 763.48' to a corner post; thence N 71 deg. 19' 34" W 952.80' to an existing iron pipe; thence N 69 deg. 28' 37" W 570.18' to an iron pipe; thence N 67 deg. 14' 20" W 96.39'; thence N 65 deg. 7' 23" W 328.44' to a fence through a stump; thence N 61 deg. 21' 42" W 67.04' to a corner post; thence N 0 deg. 41' 58" W 302.75' to a corner post; thence N 2 deg. 32' 49" E 420.0' to an existing axle; thence N 72 deg. 43' 50" W 109.68'; thence N 18 deg. 29' 49" E 216.88' to the SW corner of Lot No. 171, Section 1, Pebble Creek; thence along the southerly margin of said lot N 87 deg. 9' 21" E 164.83' to the point of beginning and containing 43.72 acres more or less.
>
> Included in the above description but excluded therefrom are 20 lots released in Book 6810, page 913 and the roadways fronting said lots of record in Book 6979, page 41, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Southland Escrow Services, Inc. by deed of record in Book 7327, page 253, Register's Office for Davidson County, Tennessee.

It is the intention and purpose of M. Norris Jenkins, 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, M. Norris Jenkins, Trustee, have executed this deed of conveyance this 16th day of September, 1988, by subscribing hereto my official signature.

M. NORRIS JENKINS

M. Norris Jenkins Trustee

Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, M. Norris Jenkins, 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 16th day of September, 1988, at Nashville, Tennessee.

My Commission Expires:

7-12-89

Phyllis Keeran
NOTARY PUBLIC

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 $317,809.13 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

M. Norris Jenkins
AFFIANT

Sworn to and subscribed before me this 16th day of September, 1988, at Nashville, Tennessee.

My Commission Expires:

7-12-89

Phyllis Keeran
NOTARY PUBLIC

ADDRESS OF NEW OWNER: Raymond H. Ferreira and wife, Margie Ferreira
Suite 235 - 392 Harding Place
Nashville, TN 37211

SEND TAX BILLS TO: Same

7796 09/16 0101 03CHECK 1058.24

$6.50

Sep 16 11 32 AM '88

98179



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7654 PAGE 151

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 317809.13
CON TX 1048.74
PRFEE 0.50
WDEED 9.00
TOTAL 1058.24
CHECK 1058.24

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/16/88 01 11:34 0001 7796

6817 9.

IDENTIFI REFERENCE

Sep 16 11 31 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 134807