TRUSTEE'S DEED BOOK 7671 PAGE 745

This instrument made and entered into on this 2nd day of June, 19 88, by and between Harold Reeves, Trustee, party of the first part, and Mary Ann Martin, party of the second part.

WITNESSETH:

Whereas, by Deed of Trust of record in Book 6300, page 651, Register's Office for Davidson, Tennessee, Virginia L. Delius, unmarried conveyed certain property described therein to Harold Reeves, Trustee, to secure the payment of a mortgage payable to Charles E. Grams and wife, Mary Ann Grams, now Mary Ann Martin.

WHEREAS, default was made in the payment of said mortgage, and the holder thereof has directed first party to advertise and sell said indebtedness and the cost of foreclosure, in accordance with the terms and provisions of the said mortgage and Deed of Trust: and

WHEREAS, first party did advertise said property for sale in accordance with the terms of said Deed of Trust, notices of the time and place of said sale being published in the Nashville Record as prescribed by law; and

WHEREAS, pursuant to said notices first party did offer said property for sale at the Front Door of the Davidson County Courthouse in Nashville, Tennessee, on this the 2nd day of June, 19 88, and Mary Ann Martin of the second part, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of THIRTY THOUSAND THREE HUNDRED SIXTY-TWO AND 88/100- - - - - - - - $30,362.88

NOW, thereof, in consideration of the premises, first party has this day bargained and sold and does hereby transfer and convey unto the parties of the second part, the said Mary Ann Martin, their assigns, the following real estate located in Davidson County, Tennessee to wit:

BEING Lot No. 43 on the Plan of Joywood, as of record in Book 974, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Virginia L. Delius by deed from Charles E. Grams and wife, Mary Ann Grams of record in Book 6300, page 648, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate into said second parties, their assigns, forever and in bar of equity of redemption, homestead, dower and all other exemption of every kind which were waived.

AND I, Harold Reeves, Trustee, to further covenant and bind myself, my successors and representatives, to warranty and defend title to the said land only as such title coming through me to the said second parties, their heirs and assigns, against the lawful claims of all persons whomsoever, except Taxes for 1988, books not ready, 1987 taxes, all property taxes due and payable, easements, building lines and restrictions of record in said Register's Office.

IN WITNESS WHEREOF, first party hereunto set his signature this day and date first above written.

Harold Reeves, Trustee, First Party

BOOK 7671 PAGE 746

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Harold Reeves, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of June 19 88

Commission expires 5/13/89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____

My commission expires _____

Notary Public

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Martin (NAME)	Same (NAME)	Map 71-12
RR 1, Box A-337 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 49
Greenbrier, Tennessee 37073 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12DA-42102

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney
640 Spence Lane
Nashville, TN. 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$30,362.88 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June 19 88

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

4659 10/06 0101 03CHECK 106.82

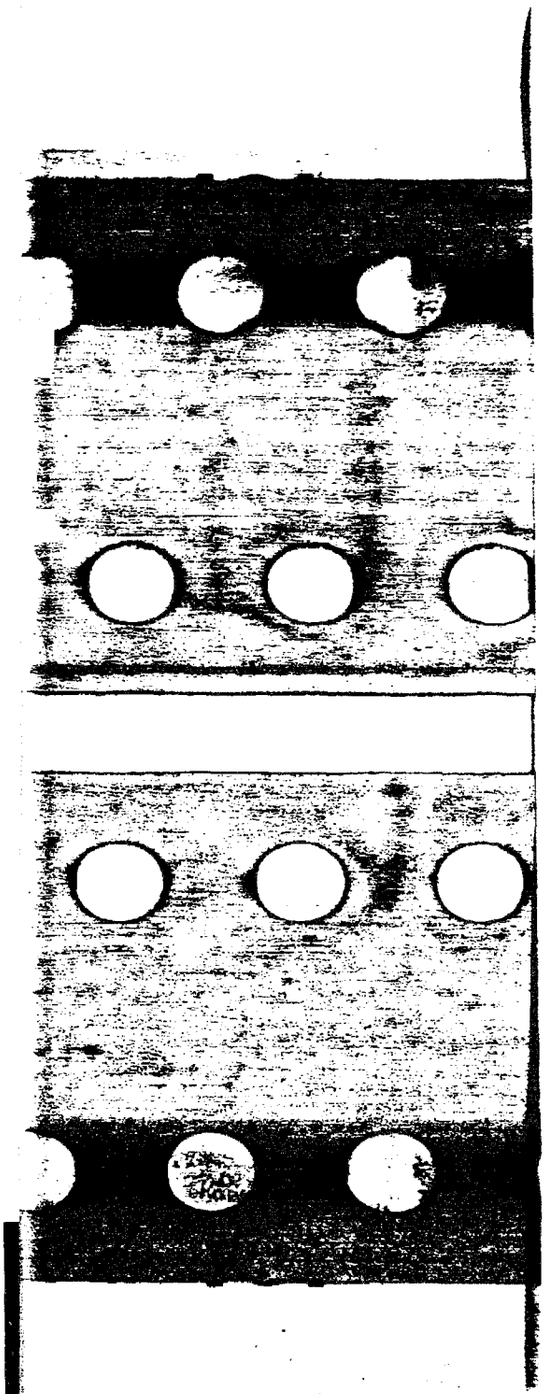
RUSH

OCT 6 1 03 PM '88

FELIX Z. WILSON ... REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7.4 | 7.3



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7671 PAGE 747

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 30362.88
				CON TX 100.32
				PRFEE 0.50
				WDEED 6.00
				TOTAL 106.82
				CHECK 106.82
10/06/88	01			13:06 0001 4659

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4173

IDENTIFICATION REFERENCE

OCT 6 3 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 141490