SEND TAX BILLS TO J.R. & M. COMPANY 1630 CHURCH ST ALLEY
NEW OWNER → 602 McFERRIN AVE NASHVILLE TN

MAP 82-12
PAR 169

TRUSTEE'S DEED

This indenture made and entered into on this 8th day of December, 1988 by and between Richard D. Taylor, Trustee, of Nashville, Davidson County, Tennessee, Party of the First Part,

and J R and M Company, a partner-* of Nashville, Tennessee, *ship composed of James N. Stansell, Russell A. Stansell and Marvin W. Stansell Party of the Second Part.

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W I T N E S S E T H

8287 12/16 0101 03CHECK 102.86

WHEREAS, by Deed of Trust dated December 4, 1986, and recorded in Book 7059, page 263, Register's Office, Davidson County, Tennessee, Theodore Anthony Davis and Ruth B. Davis, wife, conveyed to Richard D. Taylor, the hereinafter described property to secure payment of promissory note payable to Small Business Administration by Theodore Anthony Davis and Ruth B. Davis, wife, Nashville, Tennessee, in the original principal sum of Twenty Thousand and No/100 Dollars ($20,000.00); and

WHEREAS, default was made in the payment of said principal note and the holder thereof has directed First Party to advertise and sell said property in satisfaction of said indebtedness and the costs of foreclosure in accordance with the terms and provisions of the said promissory note and Deed of Trust; and

WHEREAS, First Party did advertise said property for sale in accordance with the terms of said Note and Deed of Trust, notice of same and place of said sale being published in the Nashville Record on November 3, 10, 17, and 24, 1988; and

WHEREAS, pursuant to said notice, First Party did offer said property for sale at the door of the Davidson County Courthouse, Nashville, Tennessee, on December 8, 1988 at or about 12:00 o'clock Noon, and J R and M Company of Nashville, Tennessee, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of $12,500.00 and no/100 and said sum of said bid having been paid, the receipt of which is hereby acknowledged.

NOW THEREFORE, for and in consideration of the premises, Party of the First Part has this day bargained and sold and does hereby transfer and convey unto the Party of the Second Part, the following-described real property situate in Davidson County, Tennessee, to-wit:

Being Lot No. 4 on the Plan of F. C. Beasley's Subdivision of the Vaughn Tract as of record in Plat Book 2, page 105, Chancery Court of Nashville.

Said Lot No. 4 fronts 50 feet on the west side of McFerrin Avenue and runs back between parallel lines 150 feet to an alley.

THIS INSTRUMENT WAS PREPARED BY RICHARD D. TAYLOR ATTY

Being the same property conveyed to Grantor by Warranty Deed dated 04-20-77, of record in Book 5141, page 453, Register's Office, Davidson County.

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To have and to hold said property to the said Party of the Second Part (~~his-her heirs and assigns~~ RDT) (its successors and assigns), forever, and in bar of all equity or right of redemption, homestead and dower, subject to validly liened ad valorem taxes.

And, I, Richard D. Taylor, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said property only as to such title coming through or by me to the said Party of the Second Part (~~his-her heirs and assigns~~ RDT) (its successors and assigns), against the lawful claims of all persons whomsoever.

Richard D. Taylor
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tracy L. Arrington, a Notary Public in and for the said County and State, the within named Richard D. Taylor, 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 office in Nashville Tennessee, this 15th day of December 1988

Tracy L. Arrington
Notary Public

My Commission Expires: 10-9-91

94252

IDENTIFICATION REFERENCE

Dec 16 10 09 AM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

RUSH

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

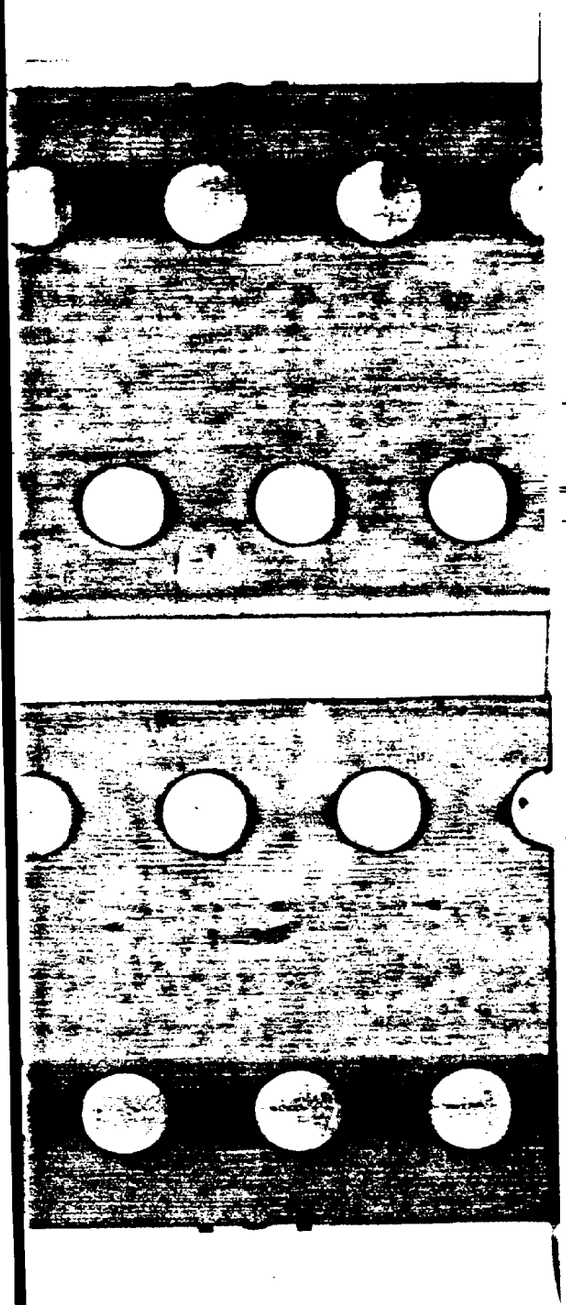
The actual consideration or value, whichever is greater, for this transfer is $29,209.82.

J. R. Wyatt
AFFIANT

Sworn to and subscribed before me this 16th day of December, 1988.

Tracy L. Arrington
NOTARY PUBLIC

MY COMMISSION EXPIRES:
10-9-91



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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 29209.82
CON TX 96.36
PRFEE 0.50
WDEED 6.00
TOTAL ~~102.86~~
CHECK ~~102.86~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/16/88 01 10:48 0001 8287

94252

IDENTIFI REFERENCE

Dec 16 10 49 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 164458