BOOK 7816 PAGE 387

24717

This Instrument Prepared By:
STEWART & BLACK, ATTORNEYS
333 Gallatin Road, South
P.O. Box 887
Madison, Tennessee 37116-0887
(615) 865-7000

5542 04/13 0101 03CHECK 98.60

IDENTIFICATION

APR 13 12 23 PM '89

NEW OWNER:
Dorris E. Bennett, Jr.
c/o BENNETT TOOL AND DIE
910 Cherokee Drive
Nashville, Tennessee 37207

SEND TAX BILLS TO:
Same

RUSH

MAP AND PARCEL NOS.:
Map 72-9
Parcel 174

TRUSTEE'S DEED

WHEREAS, on the 28th day of November, 1982, **THOMAS E. STEWART** was named Trustee by a Wrap-Around Deed of Trust of even date executed by **LLOYD R. COLLINS et ux, ELISE COLLINS** conveying to him as Trustee the real estate hereinafter described, said Wrap-Around Deed of Trust being executed to secure to **DORRIS E. BENNETT, JR.**, the payment of one note of even date in the original principal amount of **TWENTY SEVEN THOUSAND AND NO/100 DOLLARS ($27,000.00)**, payable with terms and provisions as provided therein, said Wrap-Around Deed of Trust being recorded in Book 6197, page 961, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made under the terms and provisions of said Wrap-Around Deed of Trust and notice was properly given to **LLOYD R. COLLINS et ux, ELISE COLLINS** and **LLOYD R. COLLINS et ux, ELISE COLLINS** having further failed to abide by the terms and provisions of the said Wrap-Around Deed of Trust; and

WHEREAS, I, **THOMAS E. STEWART, TRUSTEE**, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as Trustee under the Wrap-Around Deed of Trust and instruments hereinabove referred to and described and further by virtue of an Order of record in Minute Book 50, page 582, of the Chancery Court for

Davidson County, Tennessee, in a cause styled Thomas E. Stewart, v. Lloyd R. Collins and wife, Elise Collins, Chancery Court Case No. 88-2849-III, advertised the said real estate as required by law by the terms of the said Wrap-Around Deed of Trust and instruments, by giving thirty (30) days notice by three successive publications, namely: March 23, 1989, March 30, 1989 and April 6, 1989 in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equitiesand rights of redemption and dower and homestead as provided in said Wrap-Around Deed of Trust. Pursuant to advertisement, on April 13, 1989, at 12:00 o'clock p.m., at the south door of the Metropolitan Courthouse in Davidson County, Tennessee. I, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove equities and rights of redemption and dower and homestead as provided in said Wrap-Around Deed of Trust, at which time **DORRIS E. BENNETT, JR.**, submitted the highest and best bid in the amount of Twenty Seven Thousand Dollars & 00/100 ($27,000.00).

NOW, THEREFORE, in consideration of the premises, I, **THOMAS E. STEWART, TRUSTEE,** do hereby sell, transfer, and convey to **DORRIS E. BENNETT, JR.**, his heirs and assigns, in fee simple, and in bar of all the equities and rights of redemption and dower and homestead hereinabove mentioned, the following described real estate to-wit:

> Land in Davidson County, Tennessee, being the easterly 90 feet of Lot No. 40 on the Map of Bush Spain's Subdivision of the Zack Stull Lands, as of record in Book 161, page 129, said Register's Office.
>
> Said Part of Lot No. 40 fronts 90 feet on the southerly side of Spain Avenue and extends back between lines 165 feet to a dead line,
>
> Being the same property conveyed to Lloyd R. Collins et ux, Elise Collins by warranty deed from Dorris E. Bennett, Jr., of record in Book 6197, page 958, Register's Office for Davidson County, Tennessee.

I, **THOMAS E. STEWART, TRUSTEE,** convey unto **DORRIS BENNETT, JR.** all the rights conveyed to me as said Trustee in said Wrap-Around Deed of Trust and instruments; including such covenants and warranties as I, as such Trustee, may lawfully make, all of my actions in the premises being solely as Trustee and not otherwise, under the powers vested in me under said Wrap-Around Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee this the 13th day of April, 1989. 12:15 P.M

THOMAS E. STEWART, TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **THOMAS E. STEWART, TRUSTEE,** the within named Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13 day of April, 1989.

NOTARY PUBLIC

My Commission Expires JULY 18, 1992

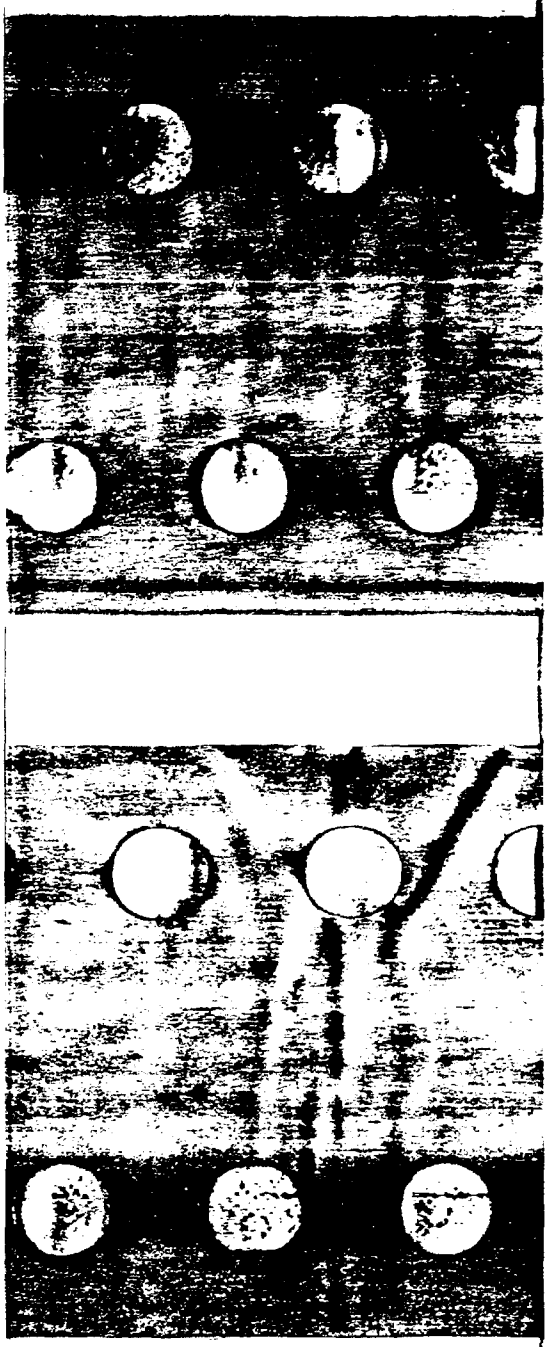
MY COMMISSION EXPIRES:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 27000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 1989.

Deputy Register



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7816 PAGE 390

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	27000.00
CON TX	89.10
PRFEE	0.50
WDEED	9.00
TOTAL	98.60
CHECK	98.60

04/13/89 01 12:23 0001 5542

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

247.17

IDENTIFICATION REFERENCE

APR 13 12 23 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 199930