MAP 83-14
Par 36 & 37

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 24, 1988, and recorded in Book 7557, Page 861, Register's Office of Davidson County, Tennessee, John W. Fleming, Jr., an unmarried person, conveyed to Thomas R. James, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth;

and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust and by which advertisement the sale was appointed to be held on the 26th day of May, 1989, at the Front Door of the Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in the said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale, Home Savings of America, F.A., being the highest and best bidder, became the purchasers of said property.

NOW, THEREFORE, in consideration of the premises, the undersigned, Thomas R. James, as Trustee, does hereby grant, bargain, sell and convey to the said Home Savings of America, F.A., in simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

(Property Description:) Land in Davidson County, Tennessee, being the westerly 30 feet of Lot No. 95 and the easterly 20 feet of Lot No. 96 in the Subdivision of Priest Home Place, an unrecorded plan; being all of the property conveyed in Book 7320, Page 558, Register's Office, Davidson County, Tennessee; and further described according to a survey by Campbell Surveying Co., Inc., dated May 23, 1988, as follows:

Said parts of Lots Nos. 95 and 96 front together 50 feet on the northerly margin of Russell Street and run back between parallel lines, 160 feet to a dead line in the rear, whereon it measures 50 feet.

Being all or part of the property described in Deed recorded in Book 7320, Page 58, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumberances of record.

The undersigned hereby warrants the title to the above-described property against the lawful claims of all persons claiming the same be, through or under the undersigned, but not further or otherwise.

IN WITNESS WHEREOF, Thomas R. James, as Trustee, has caused this instrument to be executed this the 26th day of May, 1989.

Thomas R. James, Trustee
Thomas R. James, Trustee

3849

JUN 5 2 17 PM '89

MAIL ENV.

BOOK 7857 PAGE 125

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 26th day of May, 1989, personally appeared before me, the undersigned, a Notary Public, Thomas R. James, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand at office this day and year above written.

Notary Public

My Commission Expires:
6/9/91

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value of the property is $38,097.50.

Affiant

Subscribed and sworn to before me this 26th day of May, 1989.

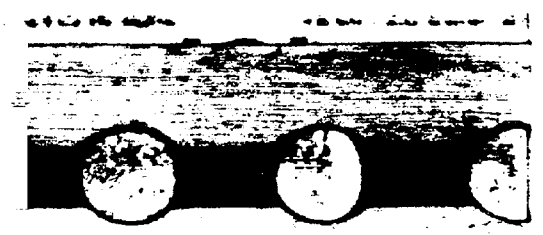
Notary Public

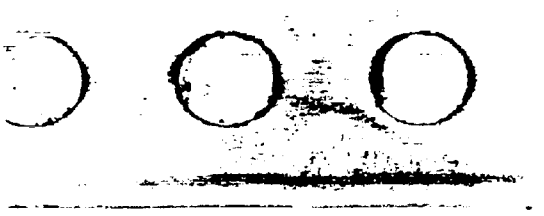
My Commission Expires:
6/9/91

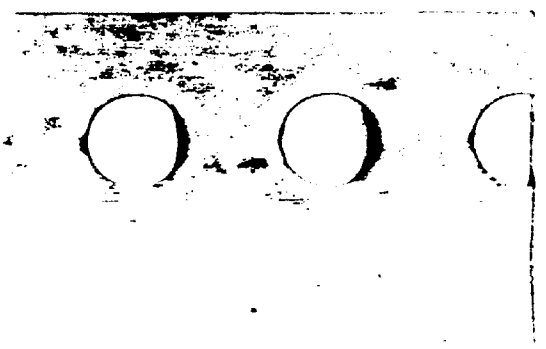
This Instrument Prepared By:
Thomas R. James
Walt, Dyer and James
5100 Wheelis Drive, Suite #100
Memphis, TN 38117

Property Address:
2010 Sanford Drive
Mt. Juliet, TN 37122

Mail Tax Notices to:
Home Savings of America, F.A.
P.O. Box 7075
Pasadena, CA 91109-7075









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7857 PAGE 126

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 38097.50
DON TX 125.73
PRFEE 0.50
WDEED 6.00
TOTAL 132.23
CHECK 132.23

06/05/89 01 14:20 0001 1789

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38498

IDENTIFICATION

JUN 5 2 17 PM '89

FELIX Z. WILSON

No. 216151