FROM: STEPHEN C. BAKER
TRUSTEE

TO: JERRY T. KROHN and wife,
LINDA L. KROHN

JUN 16 3 30 PM '89

41855

| Address New Owner(s) as follows: | Send Tax Bills to: | Map-Parcel |
|---|---|---|
| Jerry T. Krohn and wife,<br>Linda L. Krohn<br>P.O. Box 756<br>Brentwood, TN 37027 | SAME | Map 146-14<br>Parcel 54 |

BOOK 7867 PAGE 1

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $70,000.00.

Jerry T. Krohn Linda L. Krohn
AFFIANT

Subscribed and sworn to before me, this the 16 day of June, 1989.

NOTARY PUBLIC

My Commission Expires: 1/11/92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TRUSTEE'S DEED

WHEREAS, by deed of trust dated May 28, 1987, of record in Book 7251, page 25, as amended in Book 7312, page 425; as further amended in Book 7518, page 96; as modified in an Extension and Modification Agreement of record in Book 7583, page 612; as re-affirmed under an Instrument of Correction in Book 7808, page 941, and as re-recorded in Book 7824, page 712, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Dukes & Dukes Development Corporation conveyed to Stephen C. Baker, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on Friday, June 9, 1989, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, in bar of all statutory rights of redemption, including, but not limited to that statutory right of redemption as set forth in Tennessee Code Annotated Section 66-8-101, et seq., as amended from time to time, and in bar of all equities of redemption, homestead, dower, and all other exemptions of every kind, all of which are expressly waived in said Deed of Trust; and the advertisement of sale was duly published in the NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on May 18, 25 and June 1, 1989; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Jerry T. Krohn, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Trustee, pursuant to the bid of Jerry T. Krohn, acknowledges receipt of the sum of Seventy Thousand and NO/100 Dollars ($70,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Jerry T. Krohn and wife, Linda L. Krohn, their heirs, personal representatives, successors and assigns, the following described real estate in Davidson County, Tennessee:

> Lot No. 6 on the Plan of Shadowstone of record in Book 6900, page 387, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being part of the same property conveyed to Dukes & Dukes Development Corporation, a Tennessee corporation, by deed of record in Book 7251, page 21, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Jerry T. Krohn and wife, Linda L. Krohn, their heirs, personal representatives, successors and assigns, forever; and Stephen C. Baker, Trustee, does hereby transfer, assign, and set over unto Jerry T. Krohn and wife, Linda L. Krohn, all of his right, title and interest in the said property as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Trustee, has executed this instrument on this the 15th day of June, 1989.

Stephen C Baker
Stephen C. Baker
Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Baker, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, in Nashville, Tennessee, this 15th day of June, 1989.

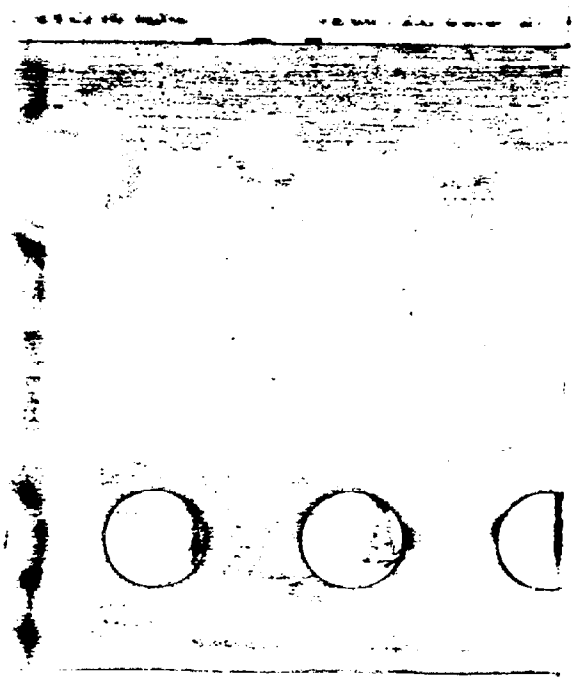
Carol A. Wilson
NOTARY PUBLIC

My Commission Expires:

11/23/93

5936 06/16 0101 03CHECK 237.50

NOTARY PUBLIC AT LARGE STATE OF TE



**OFFICIAL RECEIPT**

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

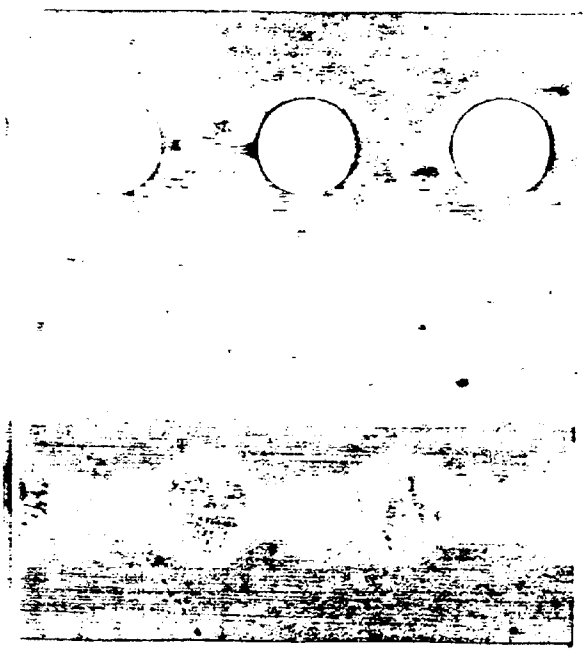
RECEIVED OF _____

FOR _____

BOOK 7867 PAGE 3

| | | |
|---|---|---|
| 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 70000.00
CON TX 231.00
PRFEE 0.50
WDEED 6.00
TOTAL 237.50
CHECK 237.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
06/16/89 01 15:33 0001 5936

41899

JUN 16 3 30 PM '89

No. 220252