Box 6
Cnw

JUN 16 3 41 PM '89

41506

FROM: STEPHEN C. BAKER
TRUSTEE

TO: RHONDA Z. SMALL

BOOK 7867 PAGE 23

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel
Rhonda Z. Small 210 Brookhollow Road Nashville, TN 37215	SAME	Map 146-14 Parcel 53

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 $74,500.00.

Monica L. Carlson
AFFIANT

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

Carol A. Wilson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/23/93

5944 06/16 0101 03CHECK 252.35

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, Rhonda Z. Small, acting through her agent, Richard M. Small, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Trustee, pursuant to the bid of Rhonda Z. Small, acknowledges receipt of the sum of One Hundred Thousand and 00/100 Dollars ($100,000.00), 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 Rhonda Z. Small, her heirs, personal representatives, successors and assigns, the following described real estate in Davidson County, Tennessee:

> Lot No. 5 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 Rhonda Z. Small, her heirs, personal representatives, successors and assigns, forever; and Stephen C. Baker, Trustee, does hereby transfer, assign, and set over unto Rhonda Z. Small, 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 16th day of June, 1989.

Stephen C Baker, Trustee
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.

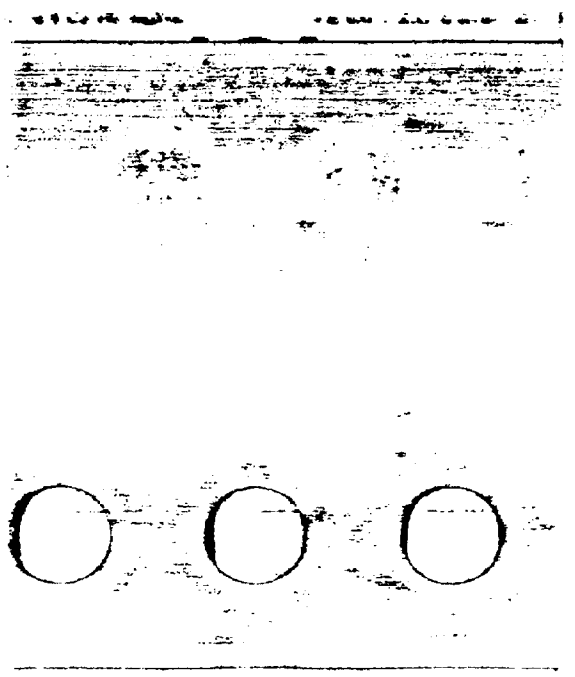
WITNESS my hand and seal, in Nashville, Tennessee, this 16 day of June, 1989.

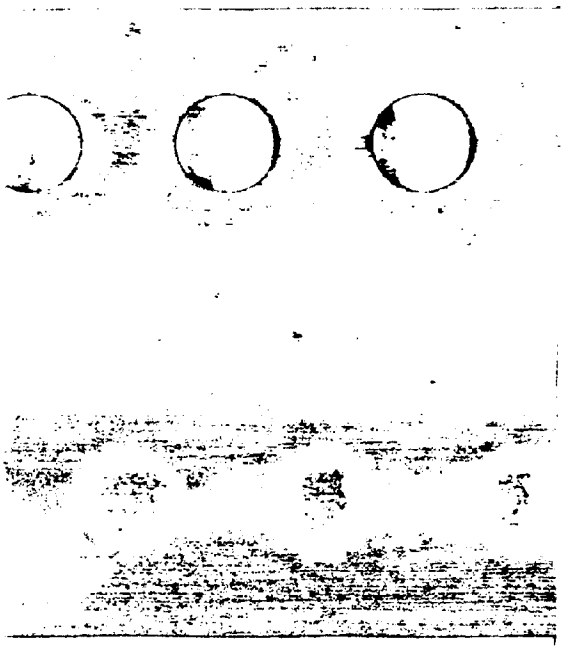
Carol A. Wilson
NOTARY PUBLIC

My Commission Expires:

1/23/93

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7867 PAGE 25

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 74500.00
CON TX 245.85
PRFEE 0.50
WDEED 6.00
TOTAL 252.35
CHECK 252.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/16/89 01 15:43 0001 5944

41906

IDENTIFICATION

JUN 16 3 41 PM '89

No. 229260