Return To:

This Instrument Prepared By:
James Wm. Hofstetter, Jr.
Legal Department
P. O. Box 2704 - Uptown Station
Nashville, TN 37219

TRUSTEE'S DEED

BOOK 7938 PAGE 932

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Sam Ridley, Sr.	Same	116-12-B-4C0
(NAME) P.O. Box 128 Smyrna, Tn. 37167	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

THIS INSTRUMENT made and entered into this 15th day of September, 1989, by and between James Wm. Hofstetter, Jr., Trustee, and JOHN SAM RIDLEY, SR., hereinafter referred to as "Grantee(s)."

W I T N E S S E T H:

WHEREAS, on the 19th day of May, 1988, John Sam Ridley, Mary Alice Simpkins Smith, Alan Keith Simpkins and Sarah Ridley Simpkins (the "Grantors"), did execute and deliver to James Wm. Hofstetter, Jr., Trustee, a deed of trust securing certain indebtedness described therein, said deed of trust being recorded on the 25th day of May, 1988, in the Register's Office of Davidson County, Tennessee, in Book 7552, page 196 (the "Deed of Trust"); and

WHEREAS, a default occurred under the note secured by the Deed of Trust, and the owner and holder thereof instructed the Trustee to foreclose the Deed of Trust and to advertise and sell the property conveyed therein; and

WHEREAS, on Friday, the 15th day of September, 1989, at 12:00 Noon, the Trustee, at the front door of the Metropolitan Courthouse in Nashville, Davidson County, Tennessee, offered said real estate for sale subject to all unpaid taxes, if any, which may be of record, restrictive covenants, easements and any and

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 102,536.87

Subscribed and sworn to before me, this the 15th day of September, 1989.

Sarah Crockett Ridley
Affiant

My commission expires _____
(Affix Seal)

L Chandler Dep Reg
Notary Public

This is (X) unimproved ( ) improved property, known as 3803-D Woodmont Lane, Nashville, TN 37215
(House Number) (Street)

all prior mortgages and liens (including tax liens) of record, if any, and in lieu of the Grantor(s) statutory right of redemption, but subject to any right of redemption possessed by the United States of America, as provided in the Deed of Trust, as being cried for a reasonable time, the highest and best bid received was the sum of ONE HUNDRED TWO THOUSAND FIVE HUNDRED THIRTY SIX and 87/100 ($102,536.87) DOLLARS from the Grantee(s), and the sum was in hand paid and then applied as specified in said Deed of Trust.

NOW, THEREFORE, THIS DEED FURTHER WITNESSETH:

For and in consideration of the Grantee(s) having paid the Trustee the sum of ONE HUNDRED TWO THOUSAND FIVE HUNDRED THIRTY SIX and 87/100 ($102,536.87) DOLLARS, the receipt of which is hereby acknowledged, the Trustee having this day bargained and sold and does hereby sell, transfer and convey unto the Grantee(s), their heirs, successors and assigns forever, the following described real property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit D, together with the appurtenant interest in the common elements of Auburn Terrace, a horizontal property regime established by Master Deed, of record in Book 5513, page 136, amended in Book 5556, page 311, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon part of Lots Nos. 2 and 3 on the Plan of Revised Resubd. Lot 2 and Part Lot 3, Block "H" Woodmont Lane Homesites, of record in Plat Book 5190, page 277, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to the within named grantors by deed of even date, which instrument is being recorded simultaneously herewith.

TO HAVE AND TO HOLD the aforesaid real estate, any improvements thereon, and to the Grantee(s), their successors and assigns, in fee simple, forever and in bar of all statutory rights of redemption possessed by the Grantors, but subject to any right of redemption possessed by the United States of America.

And Trustee does hereby transfer, assign and set over to the Grantee(s) every right, title and interest which he as Trustee possesses under the Deed of Trust.

WITNESS the signature of the Trustee on the 15th day of September, 1989.

JAMES WM. HOFSTETTER, JR.
Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Shirley Gainey, a Notary Public in and for said county and state, **James Wm. Hofstetter, Jr.**, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of September, 1989.

NOTARY PUBLIC

My Commission Expires:

November 12, 1990

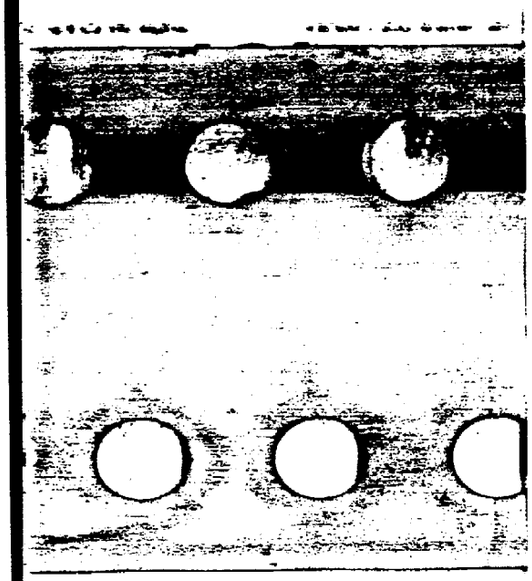
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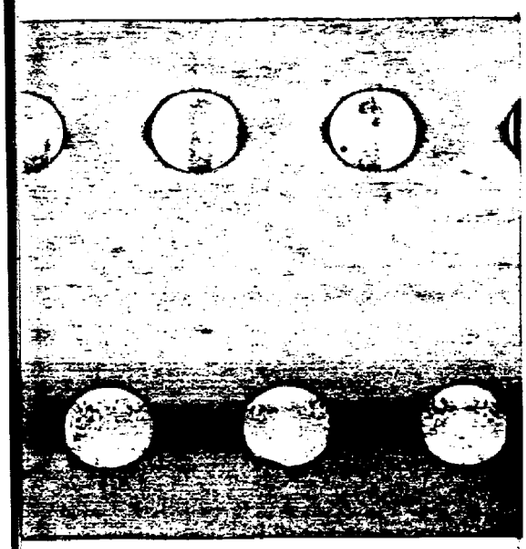
IDENTIFICATION REFERENCE

SEP 15 1 49 PM '89

DAVIDSON COUNTY, TN

5107 09/15 0101 03CHECK 348.25





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7938 PAGE 935

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 102536.87
CON TX 338.25
PRFEE 1.00
WDEED 9.00
TOTAL 348.25
CHECK 348.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/15/89 01 13:49 0001 5107

66514

IDENTIFICATION REFERENCE

SEP 15 1 49 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 249095