THIS INSTRUMENT PREPARED BY: Daniel P. Niznik, Attorney
P. O. Box 1368
Madison, Tennessee 37116

BOOK 7957 PAGE 947

TRUSTEE'S DEED

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| Edward H. Mercer<br>3004 Stanwyck Drive<br>Nashville, TN 37027 | SAME AS NEW OWNER | 082-03 -403 |

WHEREAS, by Deed of Trust dated October 7, 1988, and recorded in Book 7677, page 771 in the Register's Office of Davidson County, tennessee, Mary Navell conveyed to Daniel Niznik, Trustee, the hereinafter described property for the purposes of securing the payment of the indebtedness and performance of the obligations therein mentioned and 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisment the sale was appointed to be held on the 10th day of October, 1989, at the main (south) door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to EDWARD H. MERCER at and for the sum of Thirty-Six Thousand Six Hundred Twenty and 14/100 Dollars ($36,620.14), that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Edward H. Mercer of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Daniel Niznik, Trustee, does hereby grant, bargain, sell and convey to the said Edward H. Mercer, in fee simple forever, the property above mentioned and

now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 7 in J. M. Eatherly's Addition to Nashville, a plan of which is of record in Book 57, page 138, Register's Office, Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the southerly side of Vaughn Street or Avenue and extends back southwardly between parallel lines 173 feet to an alley.

Mary Navell obtained title to the above-described property by deed of record in Book 7677, page 768, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Edward H. Mercer, his successors and assigns, in fee simple forever, to whom the said Daniel Niznik, Trustee warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but not further or otherwise.

The said Trustee has applied the consideration as follows:

| | |
|---|---|
| Publication Expense | $ 247.50 |
| Attorney's Fees and Trustee's Fees | $ 500.00 |
| Credit on Note | $35,873.09 |
| | $36,620.14 |

IN WITNESS WHEREOF, the said Daniel Niznik, Trustee, has hereunto set his hand and seal this 10th day of October, 1989.

Daniel P Nik Trustee

DANIEL NIZNIK, TRUSTEE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 10th day of October, 1989, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared DANIEL NIZNIK, to me known to be the person described in and who executed the same as Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year above written.

Deanne M. Eatherly

NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires: 1/25/92

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $36,620.14.

AFFIANT

Subscribed and sworn to before me this the 10th day of October, 1989.

NOTARY PUBLIC

My Commission Expires: 1/25/92

4439 10/10 0101 03CHECK 130.78

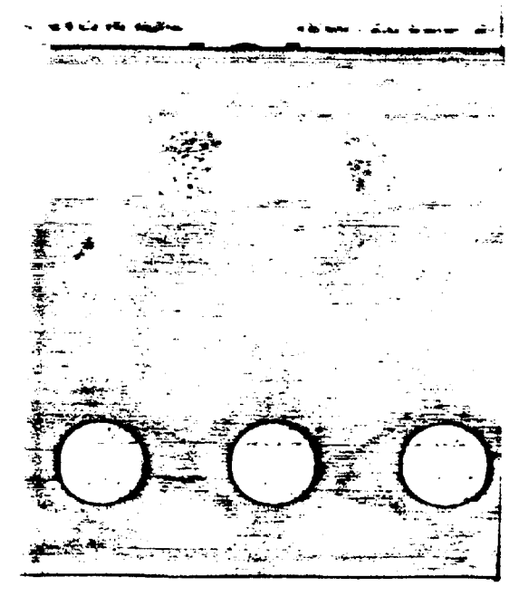
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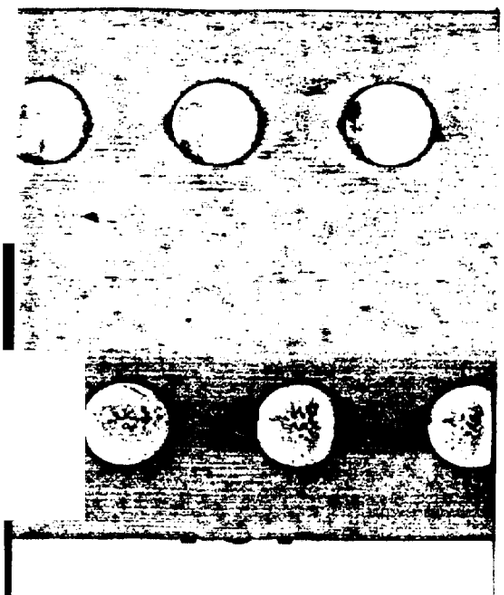
IDENTIF. TREFERENCE

OCT 10 11 51 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

RUSH





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7957 PAGE 950

| | | |
|---|---|---|
| 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 36620.14
CON TX 120.78
PRFEE 1.00
WDEED 9.00
TOTAL 130.78
CHECK 130.78

10/10/89 01 11:52 0001 4439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72923

IDENTIF. REFERENCE

OCT 10 11 51 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 256617