# T R U S T E E'S  D E E D

BOOK 7991 PAGE 423

WHEREAS, by Deed of Trust dated October 20, 1986, and recorded in Book 7023, Page 58, Register's Office of Davidson County, Tennessee, Mario E. Martinez and wife, Lynne T. Martinez, 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 7th day of November, 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 Unit No. 119, of the Plan of Jefferson Square, Section One, Condominium Apartments, of record in Book 4675, Page 12, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description of said unit.

Being all or part of the property described in Deeds recorded in Book 5885, Page 759, and Book 7196, Page 495, 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, subject to the rights, if any, of Mario E. Martinez and wife, Lynne T. Martinez.

IN WITNESS WHEREOF, Thomas R. James, as Trustee, has caused this instrument to be executed this the 13th day of November, 1989.

Thomas R. James, Trustee

8 4 6 1 5

IDENTIF. REFERENCE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 13th day of November, 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 $119,700.00.

Affiant

Subscribed and sworn to before me this 13th day of November, 1989.

Notary Public

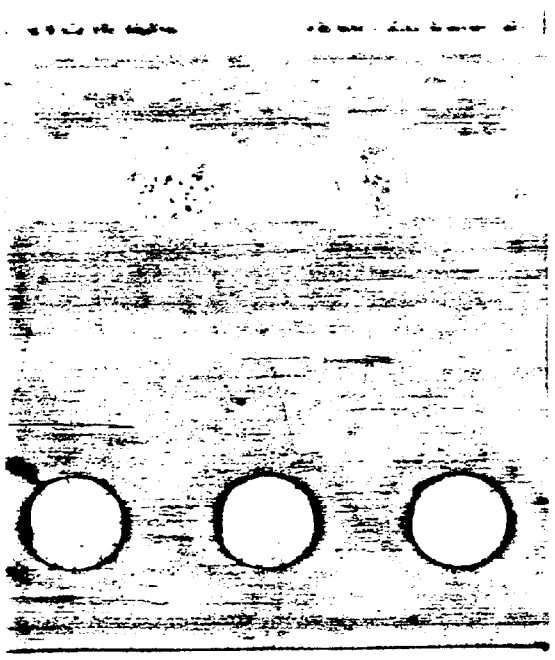
My Commission Expires:
6/9/91

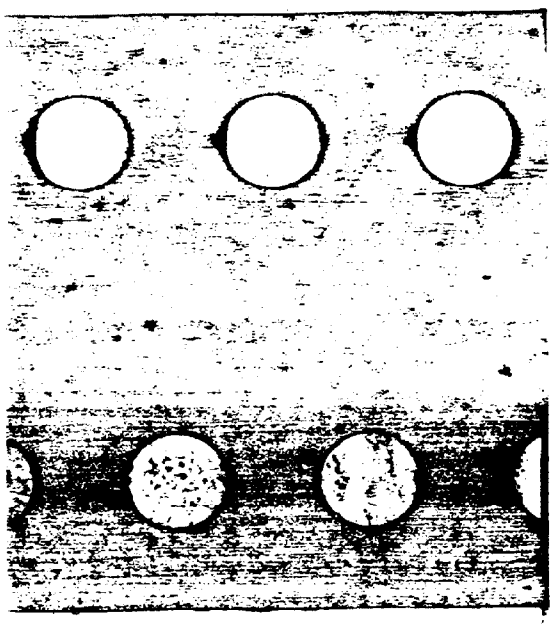
This Instrument Prepared By:
Thomas R. James
Walt, Dyer and James
5100 Wheelis Drive, Suite #100
Memphis, TN 38117-4520

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

Property Address:
5039 Hillsboro Rd #119
Nashville, TN 37215

7457 11/27 0101 03CHECK 402.01





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7991 PAGE 425

| | | |
|---|---|---|
| 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 | |
| | | | | 119700.00 |
| | | | CON TX | 395.01 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 402.01 |
| | | | CHECK | 402.01 |
| 11/27/89 | 01 | 14:42 | 0001 | 7457 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 4 6 1 5

IDENTIF. REFERENCE

Nov 27 2 44 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 270253