260713
BC 35

SUCCESSOR TRUSTEE'S DEED BOOK 8013 PAGE 862

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Mary F. Townsend 207 Nelson Court East Madison, TN 37115	~~New Owner~~ Dominion Bankshares Mortgage P.O. Box 12701 Fairfax Roanoke, VA 24027-2701	33-16-136
This instrument prepared by: Boult, Cummings, Conners & Berry (CSS) P.O. Box 198062, Nashville, Tennessee 37219		

WHEREAS, PRIMROSE PROPERTIES III, LTD., by Deed of Trust (the "Deed of Trust") dated May 20, 1983, transferred and conveyed to JOHN B. HARDCASTLE,, Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 6060, page 727, Register's Office for Davidson County, Tennessee, and having been amended by instrument of record in Book 7956, page 621, said Register's Office); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 7956, page 624, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust became overdue and unpaid, and the lawful holder and owner of said debt called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at two o'clock (2:00 p.m.), November 5, 1989, at the Sheraton Music City Hotel, 777 McGavock Pike, Davidson County, Tennessee, when and where Mary F. Townsend, an unmarried person ("Grantee"), became the last and highest bidder for cash at the price of Thirty Four Thousand and No/100 Dollars ($34,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Restrictive covenants contained in instrument of record in Book 5039, page 481 and 484, and in Book 7976, page 410, Register's Office for Davidson County, Tennessee.

3. Plans of record in Book 4860, page 105, as amended in Book 5711, page 866, and Plan of record in Book 7900, page 10, said Register's Office.

4. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 13TH day of November, 1989.

Charles S. Sanger

Charles S. Sanger, as Successor Trustee, and not otherwise

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Debra L Warren, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of November, 1989.

Debra L Warren

Notary Public

My Commission Expires: 1/23/93

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 34,000.00.

Cynthia A Dill

AFFIANT

Subscribed and sworn to before me this 26th day of ~~November~~ December, 1989.

CRP

Connie D Pate

Notary Public

My Commission Expires: 7-24-93

NOTARY PUBLIC AT LARGE STATE OF TENN.

92369

IDENTIFICATION REFERENCE

DEC 20 3 17 PM '89

DAVIDSON COUNTY, TN

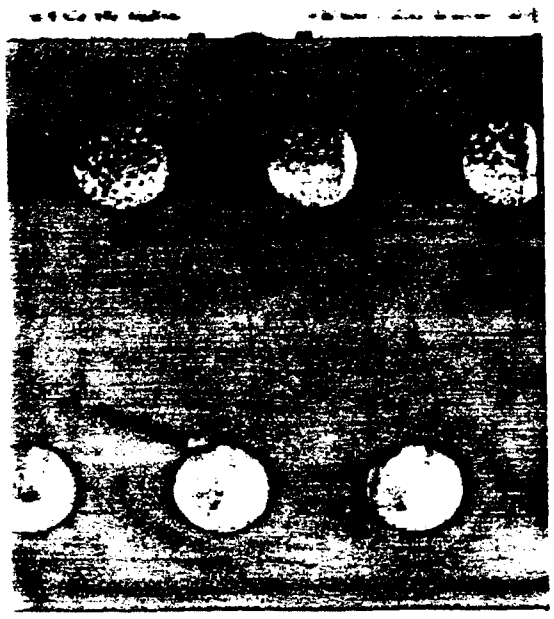
EXHIBIT A

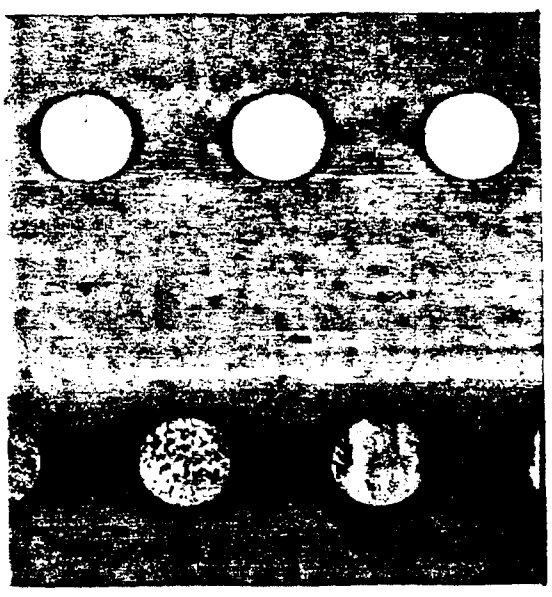
Land in Davidson County, Tennessee, being Lot No. 115-B, Zone Lot Division of Primrose Meadows, Section Two, of record in Book 7900, page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Primrose Properties III, Ltd., by deed from Charles C. Brown, Trustee of record in Book 6060, page 722, with full power to sell, mortgage and convey.

WP:DLWSTD115b

8493 12/28 0101 03CHECK 122.20





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8013 PAGE 865

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 34000.00
				CON TX 112.20
				PRFEE 1.00
				WDEED 9.00
				TOTAL 122.20
				CHECK 122.20

12/28/89 01 15:17 0001 8493

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92369

IDENTIFI REFERENCE

DEC 28 3 17 PM '89

DAVIDSON COUNTY, TN

No. 279904