Map 42-3, Parcel 90, 11D-27970

Mail

THIS INSTRUMENT PREPARED BY:
William P. Jones, Kelly & Jones
629 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MORTGAGEE:
JERRY HARLAN 613 Old Hickory Blvd. Madison, Tennessee 37115	SAME	NONE

BOOK 8043 PAGE 53

TRUSTEE'S DEED

WILLIAM P. JONES, of Hendersonville, Tennessee, herein referred to as "GRANTOR", as Substitute Trustee under a wrap-around deed of trust hereinafter described, hereby grants and conveys to JERRY HARLAN, herein referred to as "GRANTEE", without any covenant or warranty, express or implied, all of the real property situated in Davidson County, Tennessee, described as follows:

> A tract of land in the 11th Civil District of Davidson County, Tennessee, being described according to a copy of a survey thereof made by George W. Watkins, Surveyor, September 24, 1953, as follows:
>
> Beginning at a point on the southerly margin of Campbell Road, at an iron pin which is 25.9 feet west of a stake in the center line of a proposed 50 foot road; thence along a line parallel to the center line of said proposed road and 25 feet therefrom, South 0 degrees 45' East 350 feet to an iron pin; thence North 75 degrees 15' West 222.3 feet to an iron pin in a fence line; thence with said fence line, North 0 degrees 30' East 350 feet to a stake in the south margin of Campbell Road, South of a railroad spike in the center line of said road; thence with the margin of said road, South 75 degrees 15' East 216.9 feet to the beginning, containing 1.73 acres, more or less.
>
> Being the same property conveyed to Constance Alexander and husband, Andre J. Alexander by deed of record in Book 7396, Page 591, Register's Office for Davidson County, Tennessee.

This conveyance is made pursuant to the powers conferred upon GRANTOR by that wrap-around deed of trust dated September 10, 1987, and recorded November 5, 1987 in the office of the Register of Davidson County, Tennessee, in Book 7396, Page 594, between CONSTANCE ALEXANDER and husband,

KELLY & JONES
ATTORNEYS AT LAW
HENDERSONVILLE
TENN 37075

ANDRE J. ALEXANDER, as trustors, D. RONALD INGRAM, as trustee, and JERRY HARLAN, as beneficiary, wherein trustors granted and conveyed to such trustee, on the trusts therein expressed, the property hereinafter described to secure, among other obligations, payment of that certain note and interest described in the deed of trust, according to the terms thereof, and other sums of money advanced with interest thereon; and after the fulfillment of the conditions specified in a wrap around deed of trust authorizing this conveyance as follows:

1. Breach and default were made under the terms of the wrap-around deed of trust in the particulars set forth in the notice of default hereinafter referred to, which default continued until the time of sale.

2. On December 19, 1989, the then beneficiary of the trust deed and holder of the note secured thereby executed and delivered to the trustee under the trust deed written declaration of default and demand for sale, and thereafter there was published in a newspaper in Davidson County, Tennessee, a notice of such default and election to cause trustee to sell the property to satisfy the obligations secured by the trust deed.

3. The trustee under such trust deed, in consequence of the declaration of default, election, and demand for sale and the lapse of time as provided in the wrap-around deed of trust referred to herein, executed his notice of trustee's sale, stating that he, as trustee, by virtue of the authority invested, would sell, at public auction to the highest bidder, for cash, in lawful money of the United States, the property hereinbefore described and fixing the time and place of sale as January 24, 1990, at 12:00 Noon, at the Courthouse for Davidson County, Tennessee, in Nashville, and such trustee caused a copy of such notice to be published once a week for three consecutive weeks before the date of sale therein fixed, in the Nashville Record, a newspaper of general circulation, published in the city in which property is situated, the first date of such publication being January 4, 1990.

4. All applicable statutory provisions of the State of Tennessee and all of the provisions of such trust deed have been complied with as to acts to be performed and notices to be given.

5. The trustee, at the time and place of sale fixed as aforesaid, then and there sold, at public auction, to GRANTEE, who was the highest bidder therefor, the property hereinbefore described, for the sum of SEVENTY THOUSAND DOLLARS ($70,000.00), paid in cash, in lawful money of the United States, in full compliance with the laws of the State of Tennessee and with the terms of the wrap-around deed of trust.

DATED this 30th day of January, 1990.

WILLIAM P. JONES, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a notary public in and for said County and State, WILLIAM P. JONES, the within named substitute trustee, bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Hendersonville, Tennessee, this 30th day of January, 1990.

NOTARY PUBLIC

My Commission expires: 8/2/92

BOOK 8043 PAGE 56

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby make oath and affirm that the actual consideration of this transfer or the value of the property transferred, whichever is greater, is $70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of January, 1990.

NOTARY PUBLIC

My Commission expires: 8/2/92

CAROLYN S. CRISLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

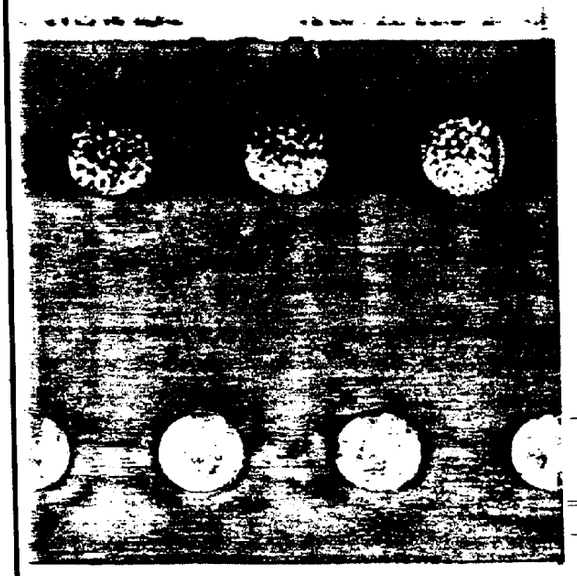
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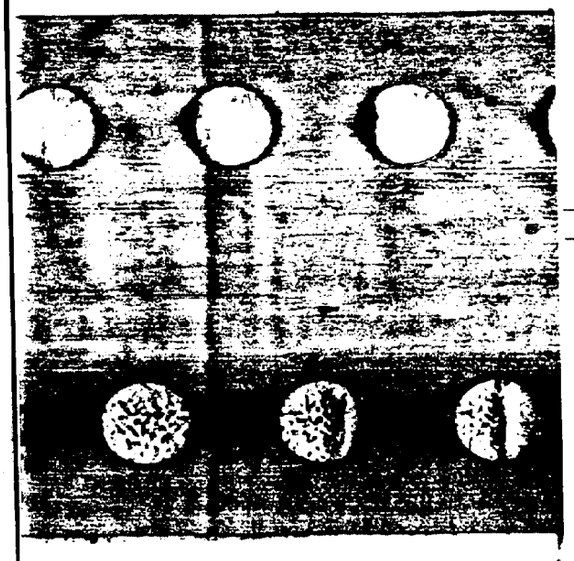
IDENTIF. TREFERENCE

FEB 9 8 39 AM '90

DAVIDSON COUNTY TN.

0286





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

RECEIVED OF _____

FOR _____

BOOK 8043 PAGE 57

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 70000.00
				CON TX 231.00
				PRFEE 1.00
				MDEED 12.00
				TOTAL 244.00
				CHECK 244.00
02/09/90	01			08:38 0001 1672

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02861

IDENTIF. REFERENCE

FEB 9 8 39 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 291685