119-13-0-153.00

BOOK 8059 PAGE 726

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 23, 1986, and recorded in Book 7084, Page 244, Register's Office of Davidson County, Tennessee, Hugh L. Trigg and wife, Cathy K. Trigg 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 9th day of February, 1990, 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:

Being Lot No. 19 on the Plan of H. G. McNabb Subdivision, as of record in Book 1130, Page 64, Register's Office, Davidson County, Tennessee.

Being all or part of the property described in Deed recorded in Book 7044, Page 126, 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 any rights of Hugh L. Trigg and wife, Cathy K. Trigg.

IN WITNESS WHEREOF, Thomas R. James, as Trustee, has caused this instrument to be executed this the 17th day of February, 1990.

Thomas R James, Trustee

Thomas R. James, Trustee

08912

IDENTIF. REFERENCE

MAR 7 | 46 PM '90

DAVIDSON COUNTY TN.

MAIL ENT.

0228 03/07 0101 03CHECK 122.83

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 17th day of February, 1990, 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 $35,100.00.

Affiant

Subscribed and sworn to before me this 17th day of February, 1990.

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

Property Address:
3006 Louise Drive
Nashville, TN 37211

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

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

RECEIVED OF _____

FOR _____

BOOK 8059 PAGE 728

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 35100.00
				CON TX 115.83
				PRFEE 1.00
				MDEED 6.00
				TOTAL 122.83
				CHECK 122.83
		03/07/90	01	13:45 0001 0228

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 8 9 1 2

IDENTIF. REFERENCE

MAR 7 1 46 PM '90

DAVIDSON COUNTY Tn.

No. 298725