Box
31

This Instrument Prepared By:

Harwell Martin & Stegall
A Professional Corporation
172 Second Avenue North
Nashville, Tennessee 37201

BOOK 8090 PAGE 585

Addresses New Owners:	Send Tax Bills To:	Map-Parcel Nos.:
Daniel B. Oldham	Same	03W
117 Gilman Drive		01775
Nashville, Tennessee		92-8-37

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 17, 1987 of record in Book 7140, Page 296, Register's Office for Davidson County, Tennessee, Lester J. Zaleski and wife, Norma Zaleski, conveyed the property hereinafter described to Peter M. Oldham, Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and Daniel Oldham, the lawful owner and holder of said indebtedness, having declared all of the unpaid balance due and pyable called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described real property;

WHEREAS, Peter M. Oldham, Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on March 15, 1990; March 22, 1990 and March 29, 1990, respectively;

WHEREAS, pursuant to said notice, the undersigned, Peter M. Oldham, Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the equitable and statutory rights of redemption and homestead, on Tuesday, April 10, 1990, at 12 Noon at the south front door of the courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Daniel Oldham was the highest and best bidder, the amount of his bid being in the sum of Forty five thousand and no/100 Dollars ($45,000).

NOW THEREFORE, in consideration of the premises:

I, Peter M. Oldham, Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Daniel Oldham, his successors and assigns, the property in Davidson County, Tennessee, to wit:

> Being Lot No. 129 and westerly 10 feet of Lot No. 128 on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, page 13, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 129 and the westerly portion of Lot No. 128 fronts together 60 feet on the southerly side of Clinton Street and extends back between parallel lines 177 feet to an alley.
>
> Being the same property conveyed to Jean G. Sanders by deed from Ward DeWitt, Jr., Trustee, of record in Book 6982, page 393, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lester J. Zaleski and wife, Norma Zaleski by deed from Jean G. Sanders of record in Book 7140, page 293, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to unpaid taxes, deeds of trust, restrictions, easements, and set back lines and all other matters of public record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Daniel Oldham, his successors and assigns, forever.

I, Peter M. Oldham, Trustee, under the said deed of Trust of record in Book 7140, Page 296, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto said Daniel Oldham, his successors and assigns all of the right, title and interest in and to said property vested in me, and which I have right to transfer, in as full and ample a manner as I as Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand as Trustee this 10th day of April, 1990.

Peter M. Oldham, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherry R. Connelly, a Notary Public of said county, Peter M. Oldham, Trustee, the within named 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 office, this 10th day of April, 1990.

Sherry R. Connelly
Notary Public at Large

My Commission Expires: 8-6-90

2250 04/18 0101 03CHECK 155.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $45,000, but this Deed contains no warranties.

Affiant

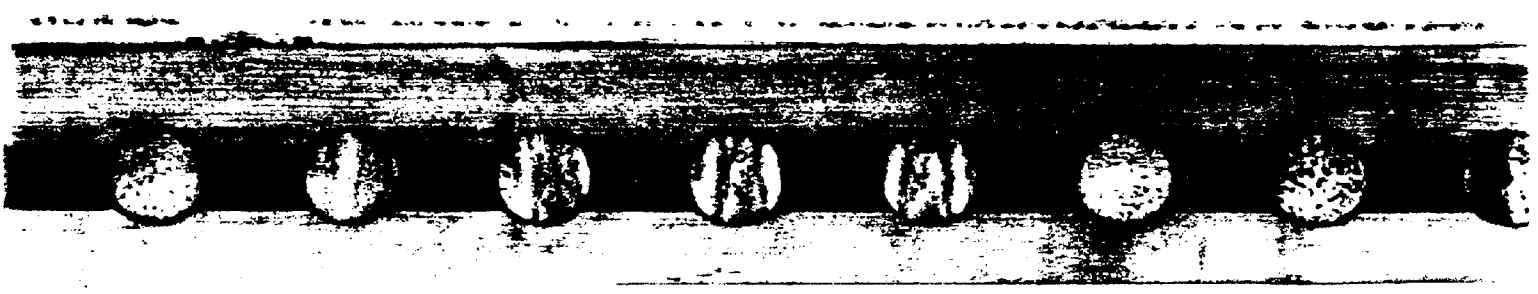
Sworn and subscribed to before me
this 10th day of April, 1990.

Sherry R. Connelly
Notary Public

My Commission Expires: 8-6-90

pmo\d4

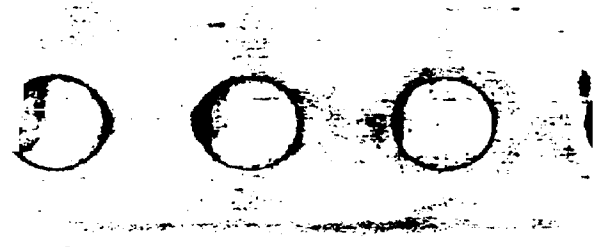
IDENTIF. REFERENCE
APR 18 11 18 AM '90
DAVIDSON COUNTY
169155



OFFICIAL RECEIPT

FELIX Z. WILSON, II

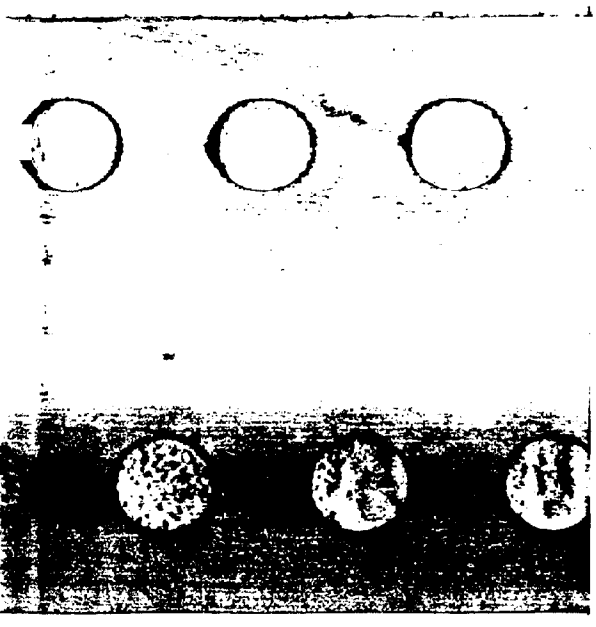
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8090 PAGE 587



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 45000.00
				CON TX 148.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 155.50
				CHECK 155.50
04/18/90		01		11:17 0001 2250

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19755

IDENTIF. REFERENCE

APR 18 11 18 AM '90

DAVIDSON COUNTY TENN.

No. 311347