48331

AUG 9 3 11 PM '90

THIS INSTRUMENT PREPARED BY:
James H. Harris III
Wyatt, Tarrant, Combs, Gilbert & Milom
29 Music Square East
Nashville, Tennessee 37203

TRUSTEE'S DEED

Address New Owner:	Send Tax Bills:	Map and Parcel #
Kathleen Pynor Little 537 South Lincoln Arlington Heights, IL 60005	Same	104-4 Parcel 132

WHEREAS, Jim Sisco by a Deed of Trust dated 28 February 1989, of record in Book 7781, page 782, Register's Office for Davidson County, Tennessee, and by a Deed of Trust dated 12 January 1990, of record in Book 8027, Page 116, Register's Office for Davidson County, Tennessee, conveyed to James H. Harris III, Trustee, the hereinafter described real property to secure the liability of said Jim Sisco under certain deed of trust notes dated 28 February 1989 and 1 December 1989, said notes being fully described in said Deed of Trust; and,

WHEREAS, Kathleen Pynor Little is the lawful owner and holder of the indebtedness described in the Deeds of Trust; and,

WHEREAS, the Deeds of Trust constitute the first mortgage lien against the Property; and,

WHEREAS, default was made in payment of the indebtedness described and in the performance of other covenants and agreements contained in the Deeds of Trust, Kathleen Pynor Little, the lawful owner and holder of said indebtedness, did request the undersigned James H. Harris III, Trustee, to exercise the power of sale conferred by the Deeds of Trust; and,

WHEREAS, the undersigned James H. Harris III, 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 (3) consecutive weeks, with the insertion of said advertisement appearing in the issues of said newspaper on 19 and 26 July, and 2 August 1990 respectively; and,

WHEREAS, pursuant to said notices, the undersigned James H. Harris III, Trustee, by virtue of the provisions of the Deeds of Trust, did offer the property for sale at public outcry to the highest and best bidder for cash in hand free from the right and equity of redemption, homestead, dower, and all other exemptions on Thursday, 9 July 1990 at 12:00 noon at the front (south) door of the Metropolitan Courthouse in Nashville, Tennessee; and,

WHEREAS, at said sale, Kathleen Pynor Little made a bid for the purchase of the Property, which was the highest, best, and last bid made, the amount of said bid being in the sum of Two Hundred One Thousand Seven Hundred Six and 20/100 Dollars ($201,706.20), which has been credited to the indebtedness secured by the Deeds of Trust, and other good and valuable consideration, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises, I, James H. Harris III, Trustee, by virtue of the authority granted to me in the Deeds of Trust, have bargained and sold and by these presents do transfer and convey to Kathleen Pynor Little, her successors and assigns, the real property situated in Davidson County, Tennessee and described on Exhibit A attached hereto.

This conveyance is made expressly subject to any and all unpaid real property taxes, which are assumed by the grantee hereunder.

To have and to hold said Property, together with all the appurtenances, estate, title and interest thereto belonging to Kathleen Pynor Little, her successors and assigns, all the right, title, and interest in and to the Property vested in the said James H. Harris III, Trustee, and which he has a right to transfer, in as full and ample manner under the Deeds of Trust as he can and should do, and he hereby assigns all covenants of warranty contained in the Deeds of Trust, but no further or otherwise.

IN WITNESS WHEREOF, the undersigned James H. Harris III, as Trustee, has hereunto set his hand on the 9th day of August, 1990.

James H. Harris III, Trustee

STATE OF TENNESSEE,

COUNTY OF DAVIDSON.

Personally appeared before me, Bettie Russell, a notary public, James H. Harris III, Trustee, 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 9th day of August, 1990.

Notary Public

My Commission Expires: 9 January 1991.

The actual consideration for this transfer or value of property conveyed, whichever is greater, is Two Hundred One Thousand, Seven Hundred Six and 20/100 Dollars ($201,706.20).

James H. Harris III

STATE OF TENNESSEE,

COUNTY OF DAVIDSON.

Personally appeared before me, Bettie Russell, a notary public, James H. Harris III, 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 9th day of August, 1990.

Notary Public

My Commission Expires: 9 January 1991

Land in Davidson County, Tennessee, being Lot Number 16 in the Margaret R. Shield's Subdivision of Lots Nos. 5 and 6 in O. B. Hayes' Plan of Large Lots, the Plan of which Subdivision is of record in Book 57, page 33, Register's Office for said county and described according to a loan survey by Howell R. Swann, Jr., Surveyor, July 13, 1959.

Said Lot Number 16 fronts 50 feet on the easterly side of 17th Avenue, South, and runs back between parallel lines 162.5 feet, more or less, to an alley.

Being the same property conveyed to Jim Sisco by Trustee's Deed from James H. Harris III of record in Book 7913, page 13, further designated as Map 104-4, Parcel 132, in said Register's Office.'

This is improved property known as 1006 17th Avenue, South, Nashville, Tennessee 37212.

EXHIBIT A

8635 08/09 01:01 03CHECK 675.61

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8171 PAGE 826

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 201706.00
CON TX 665.61
PRFEE 1.00
~~MRGED~~ 9.00
TOTAL 675.61
CHECK 675.61

08/09/90 01 15:17 0001 8635

48331.

IDENTIFICATION REFERENCE

AUG 9 3 11 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 345083