Mail

Prepared by: M. Wesley Hall, III
Thomas Patrick Wall, III
Attorneys at Law
223 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER:	SEND TAX STATEMENTS TO:	MAP/PARCEL NO.:
L-W Investment Properties, Inc.	Same	Map 43-1
6744 Quiet Lane		Parcel 52
Brentwood, TN 37027		I/D- 25120

TRUSTEE'S DEED

BOOK 8174 PAGE 182

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated August 14, 1987, executed by Carl H. Eaton, Jr., to M. Wesley Hall, III, Trustee, which is recorded in Book 7328, page 664, and re-recorded in Book 7350, page 853, Register's Office for Davidson County, Tennessee; and

WHEREAS, the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said Deed of Trust, I, M. Wesley Hall, III, Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 noon, Friday, August 10, 1990, at the front door of the Metropolitan Courthouse, Nashville, Davidson County, Tennessee, to the highest, best and last bidder for cash, in bar of all equities of redemption, homestead, dower and all other rights and exemptions of every kind, all of which were waived in said Deed of Trust; but subject to any and all mortgages, liens, claims and unpaid taxes that might be a lien against the property, and at the time and place stated in said advertisement, I, M. Wesley Hall, III, Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Forty Two Thousand Five Hundred and No/100 Dollars ($42,500.00) by L-W Investment Properties, Inc and said property was knocked off and sold to L-W Investment Properties, Inc.

NOW, THEREFORE, in consideration of the premises and the sum of Forty Two Thousand Five Hundred and No/100 ——— Dollars ($42,500.00) cash in hand paid by L-W Investment, Inc. Properties, Inc.

I, M. Wesley Hall, III, Trustee, have this day bargained and sold and by these presents do transfer and convey to L-W Investments, Inc Properties, Inc their heirs, successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of Block F on the map of East Lawn Subdivision, of record in Plat Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

Being the same property conveyed to Carl H. Eaton, Jr., by deed from L-W Investment Properties, Inc., of record in Book 7350, page 851, Register's Office for Davidson County, Tennessee.

This is improved property known as 120 Elmore Avenue, Madison, Tennessee 37115.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to L-W Investments Properties Inc. their heirs, successors and assigns, forever.

And I covenant with the said L-W Investment Properties, Inc., that I am lawfully seized and possessed of said real estate as Trustee only, and by the terms of the above mentioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except for any and all prior liens, mortgages, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to L-W Investment Properties, Inc, their heirs, successors and assigns, against the lawful claims of all persons claiming by or through me as Trustee, but no further or otherwise; it being my intention only to convey to Grantee(s) no greater title in the subject real estate than I received as Trustee.

WITNESS my hand this 10th day of August, 1990.

M. WESLEY HALL, III, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Wesley Hall, III, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of August, 1990.

Sharon E. Fentress
NOTARY PUBLIC

Commission Expires: 9-26-92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 42,500.00.

Affiant

Subscribed and sworn to before me,
this 13th day of August, 1990.

Sharon E. Fentress
NOTARY PUBLIC

Commission Expires: 9-26-92

4921 1.

IDENTIFICATION

Aug 14 3 06 PM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

9713 08/14 0101 03CHECK 150.25

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8174 PAGE 185

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 42500.00
				CON TX 140.25
				PRFEE 1.00
				MDEED 9.00
				TOTAL 150.25
				CHECK 150.25
08/14/90		01		15:08 0001 9713

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4921 I.

IDENTIFICATION REFERENCE

AUG 14 3 06 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 346145