PREPARED BY:
STELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
2002 RICHARD JONES ROAD
NASHVILLE, TENN. 37215

TRUSTEE'S DEED

Address of New Owner(s):	Send Tax Bills To:	Map Parcel No.
Doris L. Spencer, Trustee	-Same-	Map 71-15
1304 Pennock Avenue		Parcel 163
Nashville, TN 37207		12DA-42748

BOOK 8185 PAGE 612

THIS INSTRUMENT, made and entered into on this the 29 day of August, 1990, by and between **Joel E. Jordan, Substitute Trustee**, as evidenced by instrument of record in Book 8155, page 881, Register's Office for Davidson County, Tennessee, party of the first part, and **Doris L. Spencer, Trustee**, party of the second part;

WHEREAS, by Deed of Trust dated March 12, 1990, of record in Book 8062, page 46, Register's Office for Davidson County, Tennessee, **Donald W. Baker and wife, Nancy L. Baker**, conveyed to **Tom Coleman, Trustee**, the hereinafter described real estate to secure a Deed of Trust dated March 12, 1990, payable to **Faye Thompson**; and,

WHEREAS, default was made in payment of said Deed of Trust and the holder thereof having directed the party of the first part to sell said property, as provided by said Deed of Trust, the party of the first part did, on June 28, July 5 and 12, 1990, advertise said property in **The Nashville Record**, a newspaper published in Davidson County, Tennessee, for the property to be sold on Friday, August 17, 1990 at 12:00 Noon, and pursuant to said notices, on this date, during legal hours at the time specified, the party of the first part offered said property for sale at the Davidson County Courthouse, Nashville, Tennessee, and sold said property to **Doris L. Spencer, Trustee**, for the highest and best bid of One Hundred and no/100th ($100.00) Dollars.

NOW, THEREFORE, this Deed witnesseth:

That for and in consideration of the Holder cancelling and surrendering the Deed of Trust note secured by the aforesaid Deed of Trust, the party of the first part has this day bargained and sold, and does hereby sell, transfer and convey unto the party of the second part, **Doris L. Spencer, Trustee**, its successors and assigns, having full power to convey, sell, mortgage, or encumber without the joinder of any beneficiary, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows, to wit: 7.33

> Being land in Davidson County, Tennessee, being Lots Nos. 274, 275, and 276 on the Plan of the Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.
>
> Said Lots Nos. 274, 275, and 276 front together 75 feet on the westerly side of Pennock Avenue and extend back between parallel lines 175 feet to an alley.
>
> Being the same property conveyed to Donald W. Baker and wife, Nancy L. Baker, by Quitclaim Deed, of record in Book 8177, page 262, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1304 Pennock Avenue, Nashville, TN 37207.
>
> Said property is conveyed subject to such limitations, restrictions,and encumbrances as may affect the premises.

To have and to hold said land and premises, together with all improvements thereon, unto the party of the second part, its successors and assigns, in fee simple forever, and in bar of all equity of redemption, homestead and dower and all other exemptions and rights of every kind expressly waived in the Deed of Trust.

And the party of the first part as Substitute Trustee, does hereby transfer, assign and set over unto the party of the second part, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do so as Substitute Trustee, but not further or otherwise.

WITNESS the signature of the party of the first part on the 29 day of August, 1990.

JOEL E. JORDAN, 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 **JOEL E. JORDAN**, Substitute Trustee, the bargainor, with whom I am personally acquainted and who acknowledged himself to be Substitute Trustee, and that he executed the within instrument for the purposes contained therein.

WITNESS my hand at office in Nashville, Tennessee, on this the 29 day of August, 1990.

Patricia A. Pierce
NOTARY PUBLIC

My commission expires:
11-21-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $100.00.

AFFIANT

Sworn to and subscribed before me on this the 29th day of August, 1990.

Patricia A. Pierce
NOTARY PUBLIC

My commission expires:
11-21-92

AUG 30 1 19 PM '90

53626

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8185 PAGE 614

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

CAMT	100.00
CON TX	0.33
PRFEE	1.00
WDEED	6.00
TOTAL	7.33
CHECK	7.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/30/90 01 13:22 0001 4917

5362.6

IDENTIFICATION REFERENCE

AUG 30 1 19 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 351295