THIS INSTRUMENT WAS PREPARED BY:
HERBERT L. BUCHANAN, JR.
300 HUNDRED OAKS TOWER
NASHVILLE, TN 37204-3669
TELEPHONE NO. 615-292-1774

Mail

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
NOV 13 8 23 AM '90

IDENTIF. TREFERENCE

71706

TRUSTEE'S DEED

SEND TAX BILLS TO:
BILL D. SAUNDERS
C/O THE WORKMAN COMPANY, INC.
2917 ARMORY DRIVE
NASHVILLE, TN 37204

MAP 119-6
PARCEL 362
FIELD BOOK 6DA-13882

WHEREAS, under a Deed of Trust dated April 17, 1985 and recorded in Book 6547, Page 320, Register's Office for Davidson County, Tennessee, Joe F. Wall, Managing Partner of Investment Partners I conveyed to Saturn and Mazer, Trustees, the hereinafter described real property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Herbert L. Buchanan, Jr. as Successor Trustee, he having been appointed as such Successor Trustee by an instrument of record in Book 8212, Page 624, Register's Office for Davidson County, Tennessee, to sell the said real property in satisfaction of the indebtedness; and

WHEREAS, Herbert L. Buchanan, Jr., Successor Trustee, did give in excess of twenty (20) days notice of the date, time, place and terms of the sale by an advertisement in three weekly publications of The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertising appearing in the editions of said newspaper under the dates of October 11, 1990, October 18, 1990 and October 15, 1990 stating that on November 1, 1990 at 12:25 P.M. at the main door of the Davidson County Courthouse in Nashville, Tennessee, said real property hereinafter described would be sold to the best and highest

bidder for cash, at public outcry, free from the equity of redemption, dower and all other exemptions which are expressly waived in said Deed of Trust, and subject to any and all unpaid real property taxes, and any statutory right of redemption arising under any provisions of the Tennessee Code Annotated; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Herbert L. Buchanan, Jr., Successor Trustee, offered said real property for sale at public outcry and sold said real property to Bill D. Saunders for $100.00, which amount was the highest, best and last bid received.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of $100.00 which was the highest, best and last bid received as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, Herbert L. Buchanan, Jr., Successor Trustee, do hereby bargain and sell and by these presents do transfer and convey unto the said Bill D. Saunders and wife, Linda A. Saunders, hereinafter referred to as Grantees, their successors and assigns, the following described real property:

Land located in Davidson County, Tennessee, being Lot No. 5 on the Plan of Whitsett Subdivision, as of record in Book 5200, Page 94, Register's Office for said County.

Said Lot No. 5 fronts 70.0 feet on the westerly margin of Whitsett Road and extends back between parallel lines measuring 150.0 feet to a line in the rear measuring 70.0 feet.

Being the same property conveyed to Joe F. Wall, Managing Partner, Investment Partners I from Bill D. Saunders and wife, Linda A. Saunders, by Warranty Deed of record in Book 6547, Page 317, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereunto belonging to said Grantees, their successors and assigns forever, but subject to said real property taxes and the statutory right of redemption.

WITNESS my hand on this the 5th day of November, 1990.

Herbert L. Buchanan

HERBERT L. BUCHANAN, JR.
SUCCESSOR 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 Herbert L. Buchanan, Jr., Successor 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, Davidson County, Tennessee, this 5th day of November, 1990.

Elaine R. Hooten
NOTARY PUBLIC

COMMISSION EXPIRES: 9-26-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

6288 11/13 0101 03CHECK 87.88

The actual consideration or value, whichever is greater is $23,573.98.

Bill D. Saunders
BILL D. SAUNDERS

Sworn to and subscribed before me, this 5th day of November, 1990.

Elaine R. Hooten
NOTARY PUBLIC

COMMISSION EXPIRES: 9-26-93

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8235 PAGE 667

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	23573.98
CON TX	77.88
PRFEE	1.00
WDEED	9.00
TOTAL	87.88
CHECK	87.88

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/13/90 01 08:24 0001 6288

71706

IDENTIF. REFERENCE

Nov 13 8 23 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 372327