Map and Parcel 59-11-287

BOOK 8238 PAGE 576

# TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 14, 1986, and recorded in Book 7390, Page 418, Register's Office of Davidson County, Tennessee, Thomas M. Paige, Sr. and wife, Sara A. Paige, conveyed to Thomas R. James, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth;

and

WHEREAS, default was made in the terms and conditions of said Deed of Trust and Assumption Agreement, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust and by which advertisement the sale was appointed to be held on the 2nd day of November, 1990, at the Front door of the Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in the said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale, Home Savings of America, F.A., being the highest and best bidder, became the purchasers of said property.

NOW, THEREFORE, in consideration of the premises, the undersigned, Thomas R. James, as Trustee, does hereby grant, bargain, sell and convey to the said Home Savings of America, F.A., in simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

Being Lot No. 24 B. Zone Lot Division being Lots 24 & 25 on the plan of Paige Villa, as of record in Book 6250, Page 881, and amended in Book 6250, Page 557, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all or part of the property described in Deed recorded in Book 7390, Page 416, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all unpaid taxes, including 1989 and 1990 County taxes, and to all other restrictions, building lines, easements and encumberances of record, including Deed Restrictions recorded in Book 6250, Page 881 and Book 6250, Page 557.

The undersigned hereby warrants the title to the above-described property against the lawful claims of all persons claiming the same be, through or under the undersigned, but not further or otherwise.

IN WITNESS WHEREOF, Thomas R. James, as Trustee, has caused this instrument to be executed this the 7th day of November, 1990.

Thomas R. James, Trustee

Thomas R. James, Trustee

72916

IDENTIF. TREFERENCE

Nov 16 9 23 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

7726 11/16 0101 03CHECK 106.33

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 7th day of November, 1990, personally appeared before me, the undersigned, a Notary Public, Thomas R. James, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand at office this day and year above written.

Notary Public

My Commission Expires:
6/5/91

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value of the property is $30,150.00.

Affiant

Subscribed and sworn to before me this 7th day of November, 1990.

Notary Public

My Commission Expires:
6/5/91

This Instrument Prepared By:
Thomas R. James
Walt, Dyer and James
5100 Wheelis Drive, Suite #100
Memphis, TN 38117-4520

Property Address:
707 Paige Circle
Nashville, TN 37207

Mail Tax Notices to: New Owner
Home Savings of America, F.A.
P.O. Box 7075
Pasadena, CA 91109-7075

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8238 PAGE 578

| | | |
|---|---|---|
| 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 30150.00
CON TX 99.33
PRFEE 1.00
WDEED 6.00
TOTAL 106.33
CHECK 106.33

11/16/90 01 09:23 0001 7726

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72916

IDENTIF. REFERENCE

Nov 16 9 23 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 373739