Box36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2195

TRUSTEE'S DEED

BOOK 8239 PAGE 560

Name and Address of New Owner:

JAMES CRISPIN ASHWORTH
539 Armistead Place
Nashville, TN 37215

Send Tax Bills To:

SAME

Street Address of Subject Property:	Map-Parcel No:
539 Armistead Place Nashville, TN 37215	116-12-D Parcel 539

THIS INSTRUMENT made and entered into on this the 15th day of November, 1990, by and between Douglas A. Brace, Trustee, party of the first part, and James Crispin Ashworth _____, party of the second part.

WHEREAS, by a Deed of Trust dated May 15, 1989, of record in Book 7842, Page 586, Register's Office for Davidson County, Tennessee, Shadowood Management Group, Inc., conveyed to Douglas A. Brace, Trustee for James Crispin Ashworth, the hereinafter described real estate, to secure a Note of even date therewith in the principal amount of One Hundred Eighteen Thousand and No/100 ($118,000.00) Dollars; and

WHEREAS, default was made in the payment of said Note, and the holder thereof having directed the Trustee to sell said property, as provided by said Deed of Trust, the Trustee did advertise the time, place, and terms thereof in **The Nashville Record** having general circulation in Davidson County, Tennessee and published in said county, once a week for three (3) weeks prior to said sale, to wit: Thursday, October 25, 1990, Thursday, November 1, 1990 and Thursday, November 8, 1990; said advertisement, in all respects complied with the requirements of the power of sale contained in said Deed of Trust, on the 15th day of November, 1990

at Twelve O'Clock (12:00) Noon, the Trustee offered said property for sale at the Front Door of the Courthouse in Davidson County, Tennessee, and sold said property to James Crispin Ashworth at the price of One Hundred Thousand and No/100 ----------($100,000.00) Dollars, this being the highest and best bid.

NOW, THEREFORE, the said Douglas A. Brace, Trustee, acting under and by virtue of the power of sale contained in said Deed of Trust, for and in consideration of the sum of One Hundred Thousand and No/100---------- ($100,000.00) Dollars, paid for said land by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the said James Crispin Ashworth, its/their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit:

> Being Unit No. 539 on the Plan of Burlington Condominiums, Phase III, as of record in Book 6250, page 103, Register's Office for Davidson County, Tennessee, a horizontal property regime as established by the Master Deed of record in Book 6011, page 653, as amended in Book 6194, page 440 and in Book 6362, page 405, Register's Office for Davidson County, to which reference is here made.
>
> Being the same property conveyed to Shadowood Management Group, Inc., by deed from James Crispin Ashworth of record in Book 7842, page 583, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 539 Armistead Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto James Crispin Ashworth, its/their successors and assigns, said property in fee simple forever, and in bar of all right or equity of redemption.

And the party of the first part, as Trustee, does hereby transfer, assign, and setover unto James Crispin Ashworth _____, 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 Trustee, but not further or otherwise. This conveyance is specifically made subject to include Deeds of Trust of record in Book 6703, page 941 and Book 7227, page 620, Register's Office for Davidson County, Tennessee, and any unpaid taxes.

WITNESS my hand on this 15th day of November, 1990.

Douglas A. Brace, Substitute Trustee

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Douglas A. Brace, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 15th day of November, 1990.

NOTARY PUBLIC

My commission expires: 11-20-91

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of November, 1990.

NOTARY PUBLIC

My commission expires: 11-20-91

73372 IDENTIF. TREFERENCE
NOV 16 3 55 PM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
69 FEE 1 101 03 CHECK
340.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 100000.00
CON TX 330.00
PRFEE 1.00
WDEED 9.00
TOTAL 340.00
CHECK 340.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/16/90 01 15:54 0001 8259

73372

IDENTIF. REFERENCE

NOV 16 3 55 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 374266