ADDRESS NEW OWNER and
SEND TAX BILLS:
Fannie D. McDonald
c/o Mary Overton
940 Wolf Hill Road
Bethpage, TN 37022

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee

MAP PARCEL NUMBER
12DA-42465
71-8-354

TRUSTEE'S DEED

This instrument made and entered into on this the 26th day of November, 1990, by and between CARL H. OLDHAM, Substitute Trustee, FIRST PARTY, and FANNIE D. McDONALD, SECOND PARTY.

WHEREAS, by deed of trust dated October 26, 1988, of record in Book 7692, Page 410, Register's Office for Davidson County, Tennessee, CHARLES CINELLI conveyed to Chicago Title Insurance Company, Trustee, the hereinafter described real estate to secure a note in the original amount of THIRTY FOUR THOUSAND FIVE HUNDRED ($34,500.00) DOLLARS, FIRST PARTY having been appointed Substitute Trustee by instrument of record in Book 8226, Page 252, Register's Office for Davidson County, Tennessee, and

WHEREAS, default was made in the payment of said indebtedness and the holder thereof having directed the FIRST PARTY to sell said property as provided in said deed of trust, the FIRST PARTY, did, by three (3) weekly publications in the Nashville Record, on November 1, November 8, and November 15, 1990, advertise said property to be sold on November 26, 1990, at 11:30 a.m. at the front door of the Davidson County Courthouse in Nashville, Tennessee. FIRST PARTY did on November 26, 1990, at 11:30 a.m., offer said property for sale, and after receiving competitive bids, sold said property to the SECOND PARTY at the price of TWENTY THOUSAND ($20,000.00) DOLLARS, this being the highest, best and last bid.

NOW THEREFORE, THIS DEED WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of TWENTY THOUSAND ($20,000.00) DOLLARS, to be applied to the balance due on the promissory note above referenced, FIRST PARTY,

Mail
CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

has this day bargained and sold and does sell, transfer, and convey unto the SECOND PARTY, her heirs and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows to wit:

> LAND lying in Davidson County, Tennessee, being Lot No. 31 on the Map of Rawls' Tract, not of record and described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, October 18, 1947, as follows:
>
> BEGINNING at a point on the northerly margin of Edwin Avenue, at the corner of Lots Nos. 31 and 32; thence with the line between said lots northerly 184 feet to a point; thence easterly 50 feet to a point, the corner of Lots Nos. 30 and 31; thence with the line between said lots southerly 184 feet to the northerly margin of Edwin Avenue; thence with the margin of same, westerly 50 feet to the point of beginning.
>
> BEING the same property conveyed to Charles Cinelli, by deed of record in Book 7692, Page 407, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon unto the SECOND PARTY, her heirs and assigns, in fee simple forever, and in bar of all statutory right or equity of redemption.

FIRST PARTY, as Trustee, does hereby transfer, assign and set over unto the SECOND PARTY 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 as Trustee, but not further or otherwise.

Said property is subject to any unpaid taxes, easements, set back lines and restrictions of record in the Register's Office for Davidson County, Tennessee.

Witness the signature of the FIRST PARTY on the day first above written.

Carl H Oldham Substitute Trustee
CARL H. OLDHAM, Substitute Trustee

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE

COUNTY OF SUMNER

0535 11/28 0101 03CHECK 76.00

On this the 26th day of November, 1990, before me personally appeared CARL H. OLDHAM, 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, and in the capacity therein stated.

Witness my hand and official seal at Hendersonville, Tennessee, this the 26th day of November, 1990.

Paulette L. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-91

IDENTIF. REFERENCE

NOV 28 9 04 AM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

75256

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ 20,000.00 .

Carl H Oldham SUB Trustee
AFFIANT

Subscribed and sworn to before me, this the 26th day of November, 1990.

Paulette L. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-91

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8244 PAGE 430

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 20000.00
CON TX 66.00
PRFEE 1.00
WDEED 9.00
TOTAL 76.00
CHECK 76.00

11/28/90 01 09:03 0001 0535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75256

IDENTIF. REFERENCE

NOV 28 9 04 AM '90

FELIX Z. WILSON III, Register
DAVIDSON COUNTY TN.

No. 376502