Mail

TRUSTEE'S DEED

Send Tax Bill to:
East Fairview Ltd. Prtnrshp
c/o Charles C. Burridge
2101 Parkway Towers
Nashville, Tennessee 37219

Prepared By:
Charles C. Burridge, Atty
2101 Parkway Towers
Nashville, Tennessee 37219

Map: 41-15 Parcel: 46

Whereas, under a deed of trust dated May 3, 1985, executed by Gail B. Payne of record in book 6548 page 619 in the Register's office for Davidson County, Tennessee, conveyed to Charles C. Burridge, Trustee, the hereinafter described 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 thereon due and payable; and

Whereas, I, Charles C. Burridge, Trustee, did give statutory notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record dated November 15, 22, & 29, 1990, stating that on December 10, 1990, at 2:00 p.m. at the south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash or certified check subject to all unpaid taxes, restrictions, easements prior liens or encumbrances and other matters of record; and

Whereas, on said date at the time and place stated in said advertisement and on said terms, I, Charles C. Burridge, Trustee, offered said property for sale at public outcry and sold said property to East Fairview Limited Partnership for twenty-five thousand dollars ($25,000.00) which was the highest, best and last bid.

Now, therefore, for and in consideration of the sum hereinbefore set out I, Charles C. Burridge, Trustee, do by these presents transfer and convey into the said East Fairview Limited Partnership, a Tennessee Limited Partnership, (hereinafter referred to as Grantee), its successors and assigns the following described real estate:

> Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Haynes Park Subdivision, Section 2, as of record in Book 4460 Page 51, Register's office for Davidson County, Tennessee.
>
> Said Lot No. 156 Fronts 84 feet on the southerly side of

East Fairview Drive and runs back between lines, 120.65 feet on the easterly side and 120.65 feet on the westerly side to a line at the rear on which it measures 84 feet thereon.

Being the same property conveyed to Gail B. Payne by a deed of record in book 6548 page 616 in said register's office.

This is improved property located at 137 East Fairview Drive, Nashville, Tennessee, 37218.

To have and to hold said property with the appurtenaces estates, title and interest thereto belonging to said grantee its successors and assigns forever. I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said deed of trust in as full and ample manner as under it I can or should do, but I convey and assign only as Trustee and not any further or otherwise.

Witness my hand on this the 10th day of December, 1990.

Charles C. Burridge
Charles C. Burridge, Trustee

State of Tennessee
County of Davidson

Personally appeared be fore me, Sally J. Bynum, a Notary Public in and for said state and county, Charles C. Burridge, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 10th day of December, 1990.

5-8-91
comm.
expires

Sally J. Bynum
Sally J. Bynum, Notary Public

SALLY J. BYNUM NOTARY PUBLIC DAVIDSON COUNTY TENN.

State of Tennessee
County of Davidson

The actual consideration or value, Whichever is greater, for this transfer in $25,000.00.

IDENTIF. REFERENCE 9652
DEC 31 3 04 PM '90
DAVIDSON COUNTY TN.
94.00 714.00 DOCUMENTARY 89.50

Charles C. Burridge
Affiant

Subscribed and sworn to before me, this 10th day of December, 1990.

5-8-91
comm. exp.

Sally J. Bynum
Sally J. Bynum, Notary Public

SALLY J. BYNUM NOTARY PUBLIC DAVIDSON COUNTY TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8257 PAGE 677

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 25000.00
CON TX 82.50
PRFEE 1.00
WDEED 6.00
TOTAL 87.50
CHECK 89.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/14/90 01 15:03 0001 9446

79652

IDENTIF. REFERENCE

DEC 14 3 04 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 381867