Map & Parcel 155-03-0-B-52C0

BOOK 8286 PAGE 654

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 27, 1988, and recorded in Book 7587, Page 516, Register's Office of Davidson County, Tennessee, Johnnie Anderson and wife, Lea Ann Anderson, 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 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, by which advertisement the sale was appointed to be held on the 25th day of January, 1991, 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 fee 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. 3, Addition to River Park Estates, as of record in Book 6900, Page 240, Register's Office, Davidson County, Tennessee.

Being all or part of the property described in Deeds of record in Book 7922, Page 692 and Book 7587, Page 513, both being of record in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all unpaid taxes, including 1990 and 1991 County taxes and to all other restrictions, building lines, easements and uncumberances of record, including Book 6900, Page 240, and Deed Restrictions recorded in Book 6980, Page 375, Book 6980, Page 377, Book 6672, Page 600 and Book 7155, Page 844, and all other easements of record, including a 2.5 x 25 foot anchor easement located on the northwesterly corner of lot.

The undersigned hereby warrants the title to the above-described property against the lawful claims of all persons claiming the same by, 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 29th day of January, 1991.

Thomas R. James, Trustee

Thomas R. James, Trustee

90366

IDENTIF. REFERENCE

FEB 4 10:49 AM '91

DAVIDSON COUNTY TN.

$11.00

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 29th day of January, 1991, personally appeared before me, the undersigned, a Notary Public, Thomas R. James, Trustee, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day and year above written.

Notary Public

My Commission Expires:
6/9/91

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value of the property is $142,900.00.

Affiant

Subscribed and sworn to before me this 29th day of January, 1991.

Notary Public

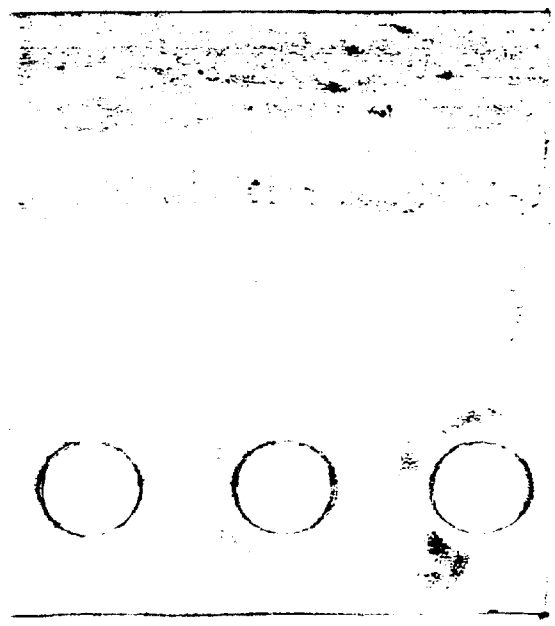
My Commission Expires:

This Instrument Prepared By:
Thomas R. James
WALT, DYER AND JAMES
5100 Wheelis Drive, Suite #100
Memphis, TN 38117

Property Address:
7166 River Pk Ct.
Nashville, TN 37221

Mail Tax Notices to:
Homes Savings of America, F.A.
P.O. Box 7094
Pasadena, California 91109-7094

3923 02/04 0101 03CHECK 478-57



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8286 PAGE 656

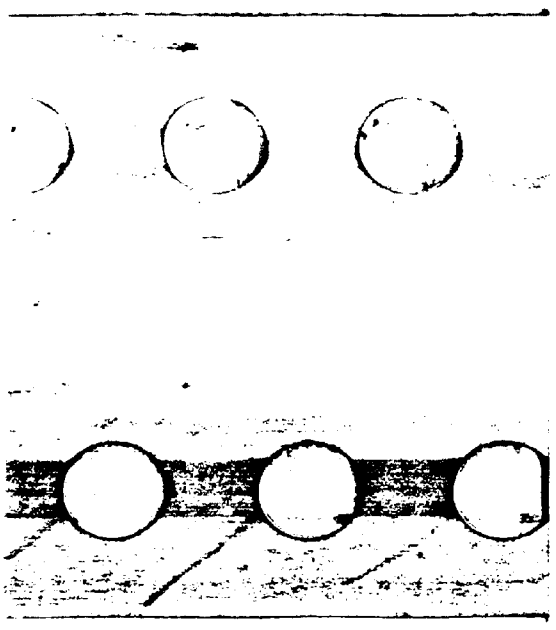
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 142900.00 |
| CON TX | 471.57 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 478.57 |
| CHECK | 478.57 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/04/91 01 10:49 0001 3923



90366

IDENTIF. REFERENCE

FEB 4 10 49 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 394274