Map 53-10-257

TRUSTEE'S DEED BOOK 8301 PAGE 280

WHEREAS, by Deed of Trust dated August 14, 1987, and recorded in Book 7326, Page 675, Register's Office of Davidson County, Tennessee, William A. Boyd and wife, Agnes Boyd 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 22nd day of Feburary, 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 7A, Zone Lot Division of Lots 7 and 8 on the Plan of Haynes Manor, Section 7, of record in Book 6250, Page 292, as amended in Book 6900, Page 201, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being all or part of the property described in Deeds of record in Book 7085, Page 921, and Book 7461, Page 231, 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 6250, Page 292, and to Deed Restrictions in Book 6632, Page 656, and to Plan of Record in Book 6900, Page 201, all other easements of record, including Book 2810, Page 114.

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 25th day of February, 1991.

Thomas R. James, trustee
Thomas R. James, Trustee

96048

IDENTIF. TREFERENCE

MAR 1 9 09 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

9977 03/01 0101 03CHECK 110.29

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 25th day of February, 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 $31,300.00.

Affiant

Subscribed and sworn to before me this 25th day of February, 1991.

Notary Public

My Commission Expires:
6/9/91

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

Property ~~Address:~~
733 Garrison Drive
Nashville, TN 37207

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

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

RECEIVED OF _____

FOR _____

BOOK 8301 PAGE 282

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	31300.00
CON TX	103.29
PRFEE	1.00
WDEED	6.00
TOTAL	110.29
CHECK	110.29

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/01/91 01 09:11 0001 9977

96048

IDENTIF. TREFERENCE

MAR 1 9 09 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 400817