Bk 18(KGK)

BOOK 8309 PAGE 590

58286

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CGG)
2700 First American Center
Nashville, Tennessee 37238

# TRUSTEE'S DEED

| Address New Owner(s) | Send Tax Bills To | Map-Parcel Number(s) |
|---|---|---|
| Alice W. Tyne<br>c/o Sovran Bank,<br>Trust Dept.<br>One Sovran Plaza<br>Nashville, TN 37219 | Same | Map: 130-2<br>Parcel: 79 |

WHEREAS, by Deed of Trust of record in Book 7885, page 92, Register's Office for Davidson County, Tennessee, Elizabeth Earthman Beasley and John P. Beasley conveyed to Kirk Scobey, 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 8th day of March, 1991 at the Davidson County Courthouse, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Alice W. Tyne, the holder of the secured indebtedness, being the highest and best bidder became the purchaser of said property at and for the sum of $216,244.53;

NOW, THEREFORE, in consideration of the premises, the undersigned, Kirk Scobey, as Trustee, does hereby grant, bargain, sell and convey to the said Alice W. Tyne, in fee simple forever, the property above mentioned in the County of Davidson and State of Tennessee described as follows:

> Being Lot No. 86 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, pages 94 and 95, Register's Office for said county, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Elizabeth Earthman Beasley and John P. Beasley by deed from Francis M. Wentworth, Jr. and wife Betty F. Wentworth, of record in Book 7885, page 989, Register's Office for said County.
>
> This is improved property known as 119 Westover Drive, Nashville, Tennessee.

Together with and including the Improvements located on the aforesaid Premises.

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Alice W. Tyne, in fee simple forever, to whom the said Kirk Scobey, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under him as such Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Kirk Scobey, as Trustee, has caused this instrument to be executed this the 13th day of March 1991.

M. Kirk Scobey Jr
Kirk Scobey, Trustee

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Kirk Scobey, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 13th day of March, 1991.

Patricia Braunschweig
Notary Public

My Commission Expires:

March 26, 1994

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value of the property is $216,244.53.

M. Kirk Scobey Jr
Affiant

Subscribed and sworn to before me this 13th day of March, 1991.

Patricia Braunschweig
Notary Public

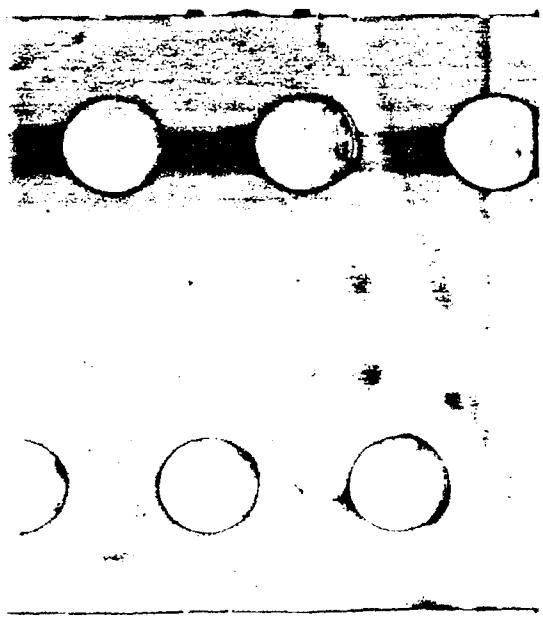
My Commission Expires:

March 26, 1994

3566 03/14 0101 03CHECK 720.46

IDENTIF. REFERENCE

9117



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8309 PAGE 582

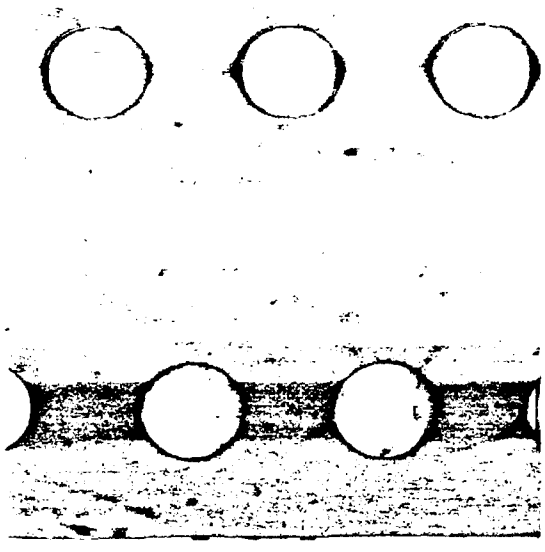
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

CAMT
216244.53
CON TX 713.46
PRFEE 1.00
MISC 6.00
TOTAL 720.46
CHECK 720.46

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/14/91 01 13:48 0001 3566



99117

IDENTIF. REFERENCE

Mar 14 1 27 PM '91

DAVIDSON CO., TENN.

**No.** 404349