BOOK 8322 PAGE 651

Mail

SEND TAX BILLS TO:

Robert L. Bass
PO Box 384
Mt. Juliet, Tn 37122

THIS INSTRUMENT PREPARED BY:

MICHAEL W. FERRELL
Attorney at Law
2442 N. Mt. Juliet Road
P. O. Box 8
Mt. Juliet, TN 37122

ADDRESS OF NEW OWNER(S):

Same

Map: 148-05
Group:
Parcel: 140

Improved: X
Unimproved:

IDENTIF. REFERENCE

APR 3 9 25 AM '91
FELIX Z. WILSON
DAVIDSON COUNTY TN

1492 04/03 0101 03CHECK 201.10

03761

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 15, 1988, of record in Book 7520, Page 187, Register's Office for Davidson County, Tennessee, John Noble Patton, single, conveyed the property hereinafter described to MICHAEL W. FERRELL, Trustee, to secure the payment of the indebtedness therein mentioned and described, and

WHEREAS, default was made in the payment of said indebtedness and in the performance of the covenants and agreements contained in said Deed of Trust, and Robert L. Bass and Harold G. Taylor, the lawful owners and holders of said indebtedness having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred to sell the hereinafter described property, and

WHEREAS, the said MICHAEL W. FERRELL, Trustee, did, in accordance with the provisions of said Deed of Trust, give Notice of Foreclosure Sale by three (3) consecutive weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first notice appearing on March 7, 1991, and again on March 14, 1991 and again on March 21, 1991, and

WHEREAS, a Form 9 Tax Lien Notice Letter was forwarded to the District Director, Internal Revenue Service, P. O. Box 1107, Nashville, TN 37202 by certified mail, return receipt,

showing a delivery date of February 28, 1991, giving notice to the Internal Revenue Service of the date, time and place of the said foreclosure sale and of other matters required by law by reason of the existence of a Federal tax lien against the said property over which the aforementioned Deed of Trust had priority, and

WHEREAS, pursuant to said Notice of Foreclosure Sale, I, the undersigned, MICHAEL W. FERRELL, Trustee, did offer said property for sale at public outcry to the highest bidder for cash in hand in bar of the right of equity of redemption, statutory right of redemption, homestead, and all other exemptions on Thursday, March 28, 1991, at 10:00 a.m. at the front door of the courthouse in Davidson County, Tennessee, and

WHEREAS, at said sale, Robert L. Bass and Harold G. Taylor, being the holders of the indebtedness secured by said Deed of Trust, were the highest bidders, the amount of said bid being the sum of Fifty-seven Thousand Dollars ($57,000.00), and

WHEREAS, the amount of the said indebtedness plus expenses and the balance on a first mortgage indebtedness secured by the property having exceeded the bid, the said Robert L. Bass and Harold G. Taylor were not required to pay any cash to the Trustee for the benefit of subsequent lien holders or the Grantors under the Deed of Trust.

NOW, THEREFORE, in consideration of the premises, I, MICHAEL W. FERRELL, Trustee, have bargained and sold and by these presents do transfer and convey unto the said ROBERT L. BASS, his heirs and assigns, a sixty-six percent (66%) undivided interest and to HAROLD G. TAYLOR, his heirs and assigns, a thirty-four percent (34%) undivided interest in and to the following described property situated in Davidson County, Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows, to wit:

Being Lot No. 73 on the Plan of Haywood Acres, Section 1, of record in Book 2900, Page 17, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to John Noble Patton by Deed of record in Book 7520, Page 183, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all unpaid taxes which are a lien against the said property at the time of sale; any restrictions; easements of record; and other prior liens and mortgages.

To have and to hold said tract of land together with all appurtenances, estate, title, and interest thereto belonging to the said Robert L. Bass and Harold G. Taylor, their heirs and assigns, free from the right of equity of redemption, statutory right of redemption, homestead, and all other exemptions, forever.

I, MICHAEL W. FERRELL, Trustee, under said Deed of Trust do hereby transfer and assign all of the right, title and interest in and to said property vested in me and which I have the right to transfer in as full and ample manner as I as Trustee under said Deed of Trust can or should do but no further or otherwise.

In testimony wherefore, the undersigned, MICHAEL W. FERRELL, Trustee, has hereunto set his hand this the 1st day of April, 1991.

MICHAEL W. FERRELL, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MICHAEL W. FERRELL, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Mt. Juliet, Tennessee this the 1st day of April, 1991.

Denise Carver
Notary Public

DENISE CARVER NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 7-31-91

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property, whichever is greater, is $ 57,000 which amount is equal to or greater than the amount which the property transferred would command at a voluntary sale.

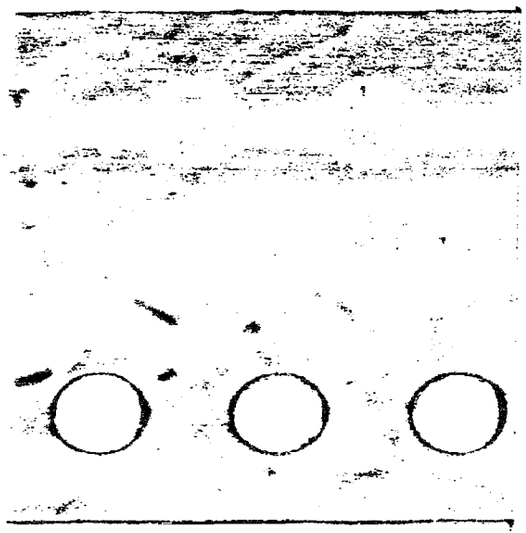
Melba Ferrell
AFFIANT

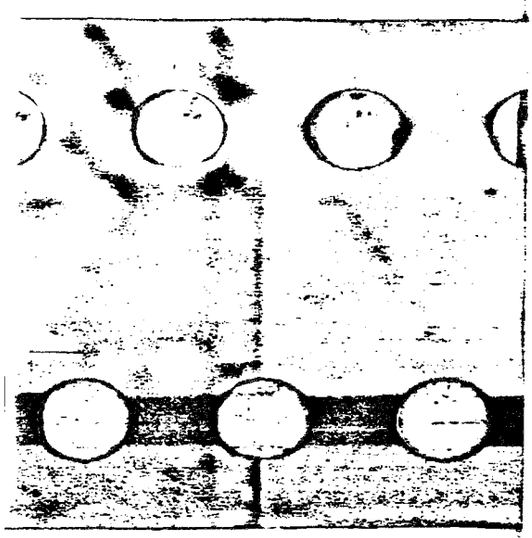
Sworn to and subscribed before me on this the 1st day of April, 1991.

Denise Carver
Notary Public

My Commission Expires: 7-31-91

DENISE CARVER
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8322 PAGE 655

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 57000.00
CON TX 188.10
PRFEE 1.00
MISC 12.00
TOTAL 201.10
CHECK 201.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/91 01 09:26 0001 1492

03761

IDENTIF. TREFERENCE

APR 3 9 25 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 409594