Box 57
TCS

BOOK 8363 PAGE 385

Address New Owner as follows: Send tax bills to: Map-Parcel No.

James M. Webb, Inc.
P.O. Box 1344
Brentwood, Tennessee 37024-1344

Same

Map 83-12
Parcel 156

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, made and entered into this 23rd day of May, 1991, and between **THOMAS C. SCOTT, TRUSTEE**, ("Trustee"), and **JAMES M. WEBB, INC., a Tennessee corporation**, (the "Purchaser");

W I T N E S S E T H :

WHEREAS, by a Deed of Trust dated November 23, 1984 of record in Book 6433, page 748, Register's Office for Davidson County, Tennessee ("Deed of Trust"), **Lewis Cris Moore, Jr. and Louise A. Moore** conveyed unto **Thomas C. Scott, Trustee**, the hereinafter described property to secure the payment of two Promissory Notes in the original principal sum of $31,350.00 and $3,000.00, respectively, (collectively the "Promissory Note"); and,

WHEREAS, by an unrecorded Assumption Agreement dated May 1988, **E.C. Goldman** assumed the indebtedness evidenced by the Deed of Trust; and,

WHEREAS, default was made in the payment of the Promissory Note and the owner and holder thereof directed Trustee to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of the Promissory Note and Deed of Trust; and,

WHEREAS, pursuant to said notice, Trustee did advertise said property for sale in accordance with the terms and provisions of the Promissory Note and Deed of Trust, notices of the time and place of said sale being published in The Nashville Record on April 25, 1991, May 2, 1991 and May 16, 1991 (a copy of said Notice is attached as Exhibit A); and,

WHEREAS, on May 23, 1991, at the time and place mentioned in said advertisement, the Purchaser became the highest and best bidder and the purchaser of said property, including all personal property included in the sale, at and for the sum of Twenty Thousand Dollars ($20,000.00); and,

NOW, THEREFORE, in consideration of the above premises, and other good and valuable consideration, the receipt of which is hereby acknowledged, Trustee has this day bargained and sold and does by these presents transfer and convey unto **JAMES M. WEBB, INC.**, a Tennessee corporation, its successors and assigns, certain

property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Reserved Parcel 2 on the Plan of Eastland Acres, Section IV, as of record in Book 2331, page 94, Register's Office for said County, to which reference is hereby made for a more complete description.

This is improved property known as 2505 Eastland Avenue, Nashville, Tennessee, 37206.

THIS CONVEYANCE is made subject to any unpaid taxes which may exist as a lien against said property; matters shown on any plan of record; and any liens, encumbrances, conditions, covenants, easements, restrictions or other matters not subordinate to the Deed of Trust including without limitation the Deed of Trust of record in Book 5081, page 834, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all the appurtenances, estate, title and interest thereto belonging to the Purchaser, its successors and assigns, in fee simple forever. I, **Thomas C. Scott, Trustee**, do hereby transfer, assign, and convey unto the Purchaser, its successors and assigns, all of the right, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a manner as I, as Trustee, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, the said **Thomas C. Scott, Trustee**, has hereunto set his hand this 23rd day of May, 1991.

Thomas C. Scott, Trustee
THOMAS C. SCOTT, TRUSTEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, of the State and County aforesaid, **Thomas C. Scott, Trustee**, the within named bargainor, with whom I personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of May, 1991.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires: 11-2-92.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration for this transfer or value, whichever is greater, is $20,000.00.

Thomas C. Scott
AFFIANT

Sworn to and subscribed before me this 23rd day of May, 1991.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires: 11-2-92.

This instrument was prepared by:
Thomas C. Scott
Tune, Entrekin & White
2100 First American Center
Nashville, Tennessee 37238-2100