35222

This instrument prepared by:
Warren H. Wild, Jr.
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

IDENTIFICATION REFERENCE

JUL 31 2 38 PM '91
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Address New Owner as Follows:	Send Tax Bills To:	Map and Parcel No.:
Mary Evelyn Holder P. O. Box 40361 Nashville, TN 37204	Same as New Owner	Map 129-1; Parcels 40 and 58

TRUSTEE'S DEED
AND BILL OF SALE

BOOK 8409 PAGE 719

This deed is a duplicate original of a Trustee's Deed and Bill of Sale previously executed and delivered to Grantee. The original deed was lost before it was recorded by Grantee. The two deeds shall constitute one and the same document.

This instrument made and entered into on this the 14th day of January, 1991, by Warren H. Wild, Jr., Trustee (hereinafter referred to as "Trustee").

WHEREAS, by Deed of Trust dated the 2nd day of September, 1986, of record in Book 7269, page 330, Register's Office for Davidson County, Tennessee, (the "Deed of Trust") Charles E. Outland and wife, Molena Outland, conveyed to Warren H. Wild, Jr., Trustee, the hereinafter described real estate, to secure payment to Joe R. Smith of a Note dated September 2, 1986, in the original principal amount of Thirty-seven Thousand Five Hundred Dollars ($37,500.00) (the "Note"); and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Trustee to sell the real and personal property held as security under the Deed of Trust as provided therein and pursuant to T.C.A. Section 47-9-501(4), and the Trustee caused notice to be published as provided in the Deed

of Trust and Note in the Nashville Record that the property would be sold at eleven o'clock (11:00) A.M. on January 14, 1991, at the front door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on December 20, 1990, December 27, 1990 and January 3, 1991, and sent a copy of such notice to Charles E. Outland and wife, Molena Outland, and following such notice the default was not cured; and

WHEREAS, notice of the foreclosure sale was delivered to the District Director of Internal Revenue Service, holder of a tax lien of record in Book 7795, page 808, said Register's Office, in accordance with applicable provisions of the Internal Revenue Code.

WHEREAS, the Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Mary Evelyn Holder (whose bid was made on her behalf by George W. Holder), at the price of Sixty One Thousand Seven Hundred Forty Three and No/100 Dollars ($61,743.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Warren H. Wild, Jr., Trustee as aforesaid, in consideration of the premises and the sum of Sixty One Thousand Seven Hundred Forty Three and No/100 Dollars ($61,743.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Mary Evelyn Holder, his successors and assigns, all of my right, title and interest in and to the following described real and personal property, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 1006 on the Plan of West Meade Farms, Section 15, as of record in Book 2663, pages 54 and 55, Register's Office for said County.

Beginning at a point in the easterly margin of Wayside Court, at the southwest corner of the property conveyed to E. L. Woodside and wife, by deed from West Meade Farms,

Inc., as of record in Book 3218, page 307, said Register's Office; thence along Woodside's southerly line, easterly 633 feet, more or less, to a point; thence South 6 deg. 08' East 234.8 feet to a point; thence South 23 deg. 54' West 349 feet to a point; thence South 23 deg. 06' West 137.8 feet to a corner of Lots No. 1004 on said plan; thence with the line between Lots 1004 and 1006, northwesterly 330.1 feet to a point in the easterly margin of Wayside Court Turnaround; thence with the margin of the same, northwesterly 55.2 feet to a point at the beginning of a curve; thence around said curve, northerly 24.9 feet to a point in the easterly margin of Wayside Court; thence with the margin of the same, around a slight curve 169.8 feet to the point of beginning.

Being the same property conveyed to Charles E. Outland by deed from Fischer & Short Construction Company, Inc., of record in Book 4512, page 769, Register's Office for Davidson County, Tennessee.

Tract II:

Being a portion of lot #879 on the plan of West Meade Farms, Inc., Section 11, as of record in Book 2331, page 102, and as shown on the plat of resubdivision of Lots 1006 (Section 5) and 879 (Section 11) of West Meade Farms, Inc., which was approved by the Metropolitan Planning Commission on July 21, 1971, and recorded in Book 4300, page 110, Register's Office for said County.

Beginning at an iron pin lying on the Easterly property line of lot number 1006 on the plan of West Meade Farms, Inc., as of record in Book 2663, page 54, R.O.D.C., Tenn.; said iron pin further described as being the common rear corner of lots 879 and 878 on the plan of West Meade Farms, Inc. as of record in Book 2331, page 102, R.O.D.C., Tenn.; thence leaving the Easterly line of said lot 1006 and running with the Northerly line of said lot 879 S 52° 47' 54" E a distance of 95.0 feet to a point; thence leaving the said Northerly line of said lot 879 S 23° 45' 37" W a distance of 167.18 feet to a point lying on the southerly line of said lot # 879; thence running with the said Southerly line of lot 879 N 53° 55' 16" W a distance of 95.0 feet to a point lying on the easterly property line of said lot 1006, said point further described as being the common rear corner between said lots 879 and 880; thence leaving the southerly line of said lot 879 and running with the common line between said lots 879 and 1006 N 23° 54' E a distance of 169.0' to the point of beginning.

Being the same property conveyed to Charles E. Outland by deed from Robert L. Echols and wife, Marcia A. Echols, of record in Book 4533, page 813, as corrected in Book 6497, page 584, Register's Office for Davidson County, Tennessee.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the real property and any or all fixtures and improvements now attached to said real property.

This Property is also now described as Lot Nos. 1 and 2 on the Final Plat of Outland Subdivision of record in Book 6900, page 699, said Register's office, the survey of which was prepared by Wamble & Associates, 733 Old Hickory Blvd., Brentwood, Tennessee 37027, License No. 1136.

Lot 1 is improved property and Lot 2 is unimproved property, both located at 400 Wayside Court, Nashville, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, and except as hereafter noted, free from the equity of redemption and all other rights of redemption, statutory or otherwise (including, without limitation, those rights of redemption contained in Tennessee Code Annotated Section 66-8-101 et seq.), homestead, dower and all other exemptions and marital rights,, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to the following, to the extent that the following are applicable on the date hereof:

(1) the lien for any and all unpaid ad valorem taxes, plus any and all penalties, interests and court costs.

(2) A deed of trust executed by Charles E. Outland and wife, Susan G. Outland, to Vaden E. Lackey, Jr., Trustee, of record in Book 4613, page 242, Register's Office for Davidson County, Tennessee, to secure payment to Fidelity Federal Savings & Loan Association of a note dated June 23, 1972, in the original principal amount of $45,000.00.

(3) A deed of trust executed by Charles E. Outland and wife, Molena K. Outland, to Stephen C. Baker, Trustee, of record in Book 6495, page 217, said Register's Office, to secure payment to Commerce Union Bank of a note dated February 15, 1985, in the original principal amount of $35,000.00. Said deed of trust was amended by an instrument of record in Book 6994, page 779, said Register's Office, wherein the indebtedness was increased to $50,000.00.

(4) A deed of trust executed by Charles E. Outland and wife, Molena K. Outland, to Stephen C. Baker, Trustee, of record in Book 6509, page 317, said Register's Office, to secure payment to Commerce Union Bank of a note dated February 15, 1985, in the original principal amount of $35,000.00. Said deed of trust was amended by an instrument of record in Book 6994, page 775, said Register's Office, wherein the indebtedness was increased to $50,000.00.

(5) Title to that portion of the premises lying within the bounds of any roads, streets, highways, easements and rights-of-way.

(6) Such easements and restrictions as may be applicable, including, but not limited to restrictive covenants of record in Book 2493, page 247, and Book 2794, page 611, said Register's Office.

(7) Any rights of redemption or otherwise held by any taxing authority.

(8) Matters shown on the plans of record in Book 2663, pages 54 and 55 (if still applicable), and Book 6900, page 699, said Register's Office.

(9) Any and all other matters, including without limitation, liens, encumbrances, easements, restrictions,

defects, claims, adverse claims and other matters, if any, which take priority over the Deed of Trust under which said foreclosure was held or which affect the property herein conveyed.

The foregoing property is being sold AS IS WHERE IS without any representations or warranties of any kind whatsoever, express or implied.

WITNESS the signature of the Trustee on this the day and date first above written.

Warren H. Wild, Jr., Trustee

Warren H. Wild, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Deborah A. Hughes, a Notary Public of the State and County aforesaid, personally appeared Warren H. Wild, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of July, 1991.

Deborah A. Hughes
Notary Public

My commission expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value whichever is greater, for this transfer is $67,000 Dollars ($ 67,000).

Mary-Evelyn Holley
Affiant

Subscribed and sworn to before me this the 31st day of July, 1991.

Deborah A. Hughes
Notary Public

My commission expires: My Commission Expires May 23, 1994

0441w/07-26-91

07.31 0101 03CHECK 263.90



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8409 PAGE 724

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 67000.00
				CON TX 247.90
				PRFEE 1.00
				WDEED 15.00
				TOTAL 263.90
				CHECK 263.90
			07/31/91 01	14:38 0001 6790

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.5.2.2.2.

IDENTIFICATION REFERENCE

JUL 31 2 30 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 445736