This Instrument was Prepared by:
KEVIN J. JONES, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

BOOK 8499 PAGE 980

ADDRESS NEW OWNER:

Ora W. Eads, Jr. and wife, Eleanor L. Eads
16 Academy Place
Nashville, Tennessee 37210

9038 12/03 0101 03CHECK 61.80

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $14,000.00.

AFFIANT

Subscribed and sworn to before me this the 2 day of December, 1991.

Patricia C. White
NOTARY PUBLIC

My Commission Expires: 9/15/92

6655 DEC 3 2 48 PM '91

PICK-UP

TRUSTEE'S DEED

WHEREAS, on the 25th day of October, 1989, Carol Hart executed a Deed of Trust to Robert P. Ziegler, as Trustee, to secure a promissory note of even date in the amount of $11,800.00, payable to the order of Community Money Center, Inc. as fully set out in Book 7969, Page 126, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Community Money Center, Inc., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on November 7, 1991, November 14, 1991 and November 21, 1991, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Monday, December 2, 1991, at 10:15 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Ora W. Eads, Jr. and wife, Eleanor L. Eads were the highest and best bidders, the amount of their bid being in the sum of Fourteen Thousand and no/100 ($14,000.00) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Fourteen Thousand and no/100 ($14,000.00) dollars, credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Ora W. Eads, Jr. and wife, Eleanor L. Eads, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Hermitage Hills, Section 12, of record in Book 4675, Page 113, as revised in Book 4675, Pge 125, Register's Office for Davidson County, Tennessee.

Said Lot fronts 110.55 feet on the southerly margin of Bonnafair Drive and extends back between parallel lines 130.0 feet to a line on the rear on which it measures 44.15 feet.

Being the same property conveyed to Carol Hart, as surviving tenant by the entirety by deed from Home Federal Savings & Loan Association of Nashville as recorded in Book 5049, Page 574, Register's Office of Davidson County, Tennessee.

This is improved property also known as 8116 Bonnafair Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, any prior mortgages and valid liens of record, and to the rights of any other persons claiming an interest in and to the property.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Ora W. Eads, Jr. and wife, Eleanor L. Eads, their heirs and assigns, forever.

I, Robert P. Ziegler, Trustee, under the said Deed of Trust of record in Book 7969, Page 126, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Ora W. Eads, Jr. and wife, Eleanor L. Eads, their heirs and assigns, all the rights, 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 fashion as I as Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Trustee, has hereto set his hand, this the 24 day of December, 1991.

ROBERT P. ZIEGLER, TRUSTEE
A RESIDENT OF NASHVILLE,
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 2nd day of December, 1991.

Patricia C. White
NOTARY PUBLIC

My Commission Expires:

7-15-92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8499 PAGE 983

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	14000.00
CON TX	51.80
PRFEE	1.00
WDEED	9.00
TOTAL	61.80
CHECK	61.80

12/03/91 01 14:51 0001 9038

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66506

REGISTER'S OFFICE

DEC 3 2 40 PM '91

No. 481609