Mail

PREPARED BY: T. LARRY EDMONDSON
2nd Floor, 808 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR NO.
Jim Stevens 3937 Gallatin Rd Nashville Tennessee 37216	Same	Map 118-08 Parcel 194

BOOK 8530 PAGE 634

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in an Installment Deed dated September 20, 1979, executed by Teresa Marlene Stiles, single to Phillip Saindon, Trustee, of record in Book 5501, Page 923 and assigned to Jim Stevens of record in Book 6399, Page 733, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Jim Stevens the owner and holder of the indebtedness secured by said Installment Deed of record in Book 5501, Page 923 and assigned in Book 6399, Page 733, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming T. Larry Edmondson, as Substitute Trustee by an instrument of record in Book 8491, Page 271, Register's Office for Davidson County, Tennessee; and

WHEREAS, T. Larry Edmondson, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Installment Deed, advertising that said property would be sold at 10:15 A.M., prevailing time on Friday, December 20, 1991, in the front door of the Davidson County Courthouse, Nashville, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homstead, dower and all other exemptions as provided in said Installment Deed; but subject to any and all mortgages, liens, claims and unpaid taxes which may be a lien against said property; and

WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of SIXTEEN THOUSAND AND NO/100 DOLLARS ($16,000.00) by Jim Stevens (hereinafter referred to as "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of SIXTEEN THOUSAND AND NO/100 DOLLARS ($16,000.00) cash in hand paid by the Grantee, T. Larry Edmondson, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Grandview Heights as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 91 fronts 50 feet on the westerly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James T. Newman and wife, Shirley W. Newman by Deed from Teresa Marlene Stiles, a single person, of record in Book 6424, Page 760, said Register's Office; being the same property conveyed to Teresa Marlene Stiles, single, by Installment Deed from Rubin Alexander and wife, Zelma Alexander of record in Book 5501, Page 923, said Register's Office.

Said property is known as 2509 Winford Avenue, Nashville, TN 37211.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs, successors, and assigns, forever.

And the Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute Trustee only, and by the terms of the above-mentioned Installment Deed, has a good right to sell and convey the same and that same is unencumbered except for any and all unpaid taxes that may be a lien against said real estate.

The Substitute Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Installment Deed, including rights of redemption of any governmental agent, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 27th day of December, 1991.

T. LARRY EDMONDSON
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lea S. Rickard, a Notary Public for the State and aforesaid, T. Larry Edmondson, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 27th day of December, 1991.

Lea S. Rickard
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-11-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $16,000.00.

T. Larry Edmondson
AFFIANT

Sworn to and subscribed before me on this 27th day of December, 1991.

Lea S. Rickard
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-11-92

7715 01/17 0101 03CHECK 69.20

7.7.455

IDENTIFICATION REFERENCE

JAN 17 9 15 AM '92

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

RECEIVED OF _____

FOR _____

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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 16000.00
CON TX 59.20
PRFEE 1.00
WDEED 9.00
TOTAL 69.20
CHECK 69.20

01/17/92 01 09:14 0001 7715

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.4 5.5.

IDENTIFI REFERENCE

JAN 17 9 15 AM '92

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

No. 494114