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103

TRUSTEE'S DEED

BOOK 8890 PAGE 249

WHEREAS, by Deed of Trust dated April 29, 1987, and recorded in Book 7227, Page 25, Register's Office of Davidson County, Tennessee, Steven David Rakes and wife, Cynthia Anne Rakes and Dorothy N. Riggins, an unmarried person, conveyed to Thomas R. James, Trustee the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 25th day of February, 1993, at the front door of the Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in the said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale, Home Savings of America, FSB, being the highest and best bidder became the purchasers of said property.

NOW, THEREFORE, in consideration of the premises, the undersigned, Thomas R. James, as Trustee, does hereby grant, bargain, sell and convey to the said Home Savings of America, FSB, in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

Lot No. 1 on the Joseph H. Mangum Subdivision, as of record in Book 4887, Page 189, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being all or part of the property described in Deed of record in Book 7227, Page 22, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all unpaid taxes, including 1993 City taxes and 1992 and 1993 County taxes; and to all restrictions, building lines, easements and uncumberances of record, including Plat Book 4885, Page 189; and to all easements of record.

The undersigned hereby warrants the title to the above-described property against the lawful claims of all persons claiming the same by, through or under the undersigned, but not further or otherwise.

IN WITNESS WHEREOF, Thomas R. James, as Trustee, has caused this instrument to be executed this the 25th day of February, 1993.

0 1 1 7.4.

IDENTIFICATION REFERENCE

MAR 18 9 12 AM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

MAIL ENVELOPE

Thomas R. James, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 25th day of February, 1993, personally appeared before me, the undersigned, a Notary Public, Thomas R. James, Trustee, 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, at office, this day and year above written.

Holly J. Rayl
Notary Public

HOLLY J. RAYL NOTARY PUBLIC SHELBY COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 23, 1995

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value of the property is $74,757.53.

Gloria D. Best
Affiant

Subscribed and sworn to before me this 25th day of February, 1993.

Holly J. Rayl
Notary Public

HOLLY J. RAYL NOTARY PUBLIC SHELBY COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 23, 1995

This Instrument Prepared By:
Thomas R. James
WALT, DYER AND JAMES
5100 Wheelis Drive, Suite #100
Memphis, TN 38117

Property Address:
8917 Hester Beasley
Nashville, TN 37221

Send tax bills to:
Home Savings of America, FSB
Post Office Box 60020
City of Industry, CA 91716-0020

3465 03/18 9101 03CHECK 285.60

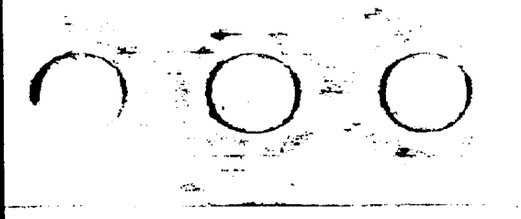


OFFICIAL RECEIPT
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8390 PAGE 251



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	74757.53
CON TX	276.60
PRFEE	1.00
MDEED	8.00
TOTAL	285.60
CHECK	285.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/18/93 01 09:11 0001 3465

0 1 1 7.4

IDENTIFICATION REFERENCE

MAR 18 9 12 AM '93

F. Z. WILSON, II, REG.
DAVIDSON COUNTY, TN

No. 630974