# TRUSTEE'S DEED

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Affiant

Sworn to and subscribed before me this 17th day of September, 1993.

NOTARY/PUBLIC

My Commission Expires: 9-16-95

This instrument prepared by:

**ROBERT F. SPANN, Attorney**
First American Center, 15th Floor
315 Deaderick Street, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

6730 09/17 0101 03CHECK 120.00

| ADDRESS - NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| Larry W. Powell | Same | Map 82-8 |
| 304 Arron Court | | Par. 104 |
| Old Hickory, TN 37138 | | |

**WHEREAS,** under a Deed of a Trust, dated January 23, 1992, and recorded in Book 8533, Page 765, Register's Office for Davidson County, Tennessee, Dave Gober, unmarried, conveyed to Robert F. Spann, Trustee, the herein described property; and

**WHEREAS,** default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

**WHEREAS,** the lawful owner and holder of said indebtedness requested Robert F. Spann, Trustee, to sell said property in satisfaction of the indebtedness; and

**WHEREAS,** I, Robert F. Spann, Trustee, did give twenty days notice of the time, place, and terms of the sale by an advertisement in three weekly publications, and it appeared in the *Nashville Record* on the dates of August 19, 1993, August 26, 1993, and September 2, 1993, stating that on September 17, 1993, at 11:00 A.M. at the front door of the Courthouse, Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash, free and clear of the equity of homestead, redemption, and dower, which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and other encumbrances which may appear of record in the Register's Office for Davidson County, Tennessee; and

**WHEREAS,** on said date at the time and place stated in said advertisement, and on said terms, I, Robert F. Spann, Trustee, offered and sold said property to Larry W. Powell, for $30,000.00, which was the highest, best, and last bid.

**NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM** of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, Robert F. Spann, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Larry W. Powell, (hereinafter referred to as Grantee), his successors and assigns, the following described property, to wit:

BEING a lot or parcel of land in the 27th Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by Blanchard and Parrish, Surveyor, June 24, 1936, as follows:

BEGINNING on the westerly margin of McFerrin Avenue at a point 100 feet north of the northerly margin of West Eastland Avenue, formerly Cleveland Street, or Chicamauga Avenue, said point being the northeast corner of Lot No. 1 on the Map of the Subdivision of the south portion of the Richmond property, as of record in Book 974, page 19, Register's Office for said county, thence with the northerly line of Lots Nos. 1 and 3, westwardly 203 feet to the easterly line of Lot No. 4 on said plan; thence with said line northwardly 30 feet to the northeast corner of said Lot No. 4, westwardly 2 feet; thence northwardly and parallel with the westerly margin of McFerrin Avenue 70 feet; thence eastwardly and parallel with the northerly line of Lots Nos. 1 and 3, 205 feet to the westerly margin of McFerrin Avenue; thence with said avenue southwardly 100 feet to the beginning.

BEING the same property conveyed to Dave Gober, unmarried, by deed from James A. Powell, of record in Book 8533, page 762, Register's Office for Davidson County, Tennessee.

**TO HAVE AND HOLD** said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantees all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

**WITNESS** my hand on this the 17th day of September, 1993.

Robert F. Spann, Trustee

ROBERT F. SPANN, Trustee

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert F. Spann, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 17th day of September, 1993.

Patty Ezell

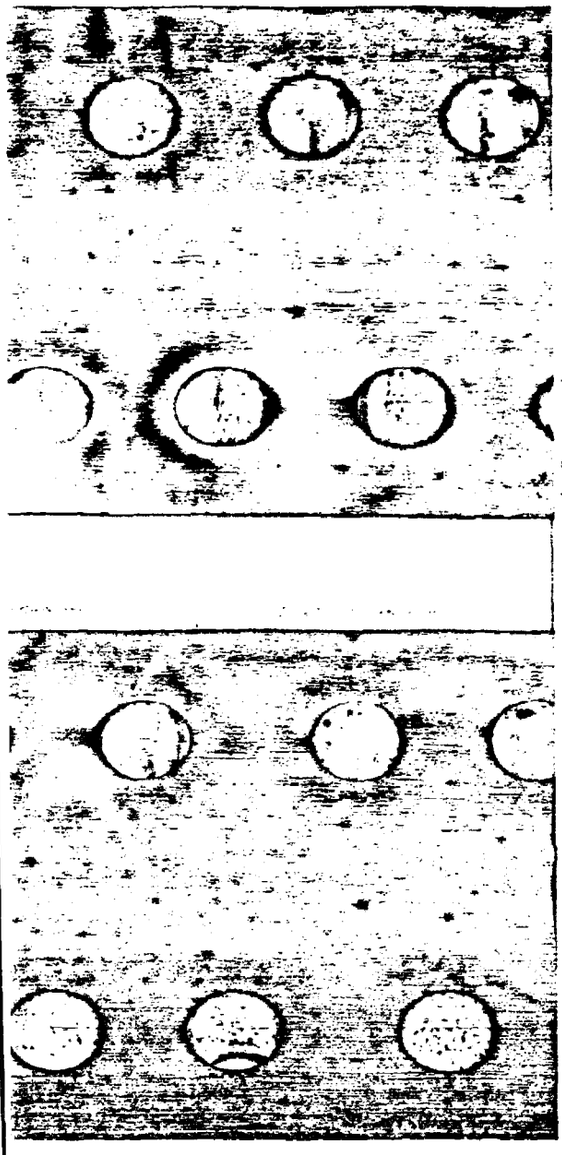
NOTARY PUBLIC

My Commission Expires: 9-15-95

93 SEP 17 PM 2:35
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

PICK-UP

61191
IDENTIF. & REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 9084 PAGE 379

| | | |
|---|---|---|
| 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 30000.00 |
| | | | | CON TX 111.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 120.00 |
| | | | | CHECK 120.00 |
| 09/17/93 | 01 | | | 14:36 0001 6730 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64191
IDENTIF. & REFERENCE

93 SEP 17 PM 2:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 699145