# TRUSTEE'S DEED

**WHEREAS**, by Deed of Trust dated July 6, 1987, and recorded in Book Number 7290, Page 131, in the Register's Office of Davidson County, Tennessee, Jerry R. Ragan and wife, Cynthia A. Ragan, 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 and by which advertisement the sale was appointed to be held on the 15th day of October, 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:

> Being Lot Number 100 on the Plan of Section Five, Patio Villa, as of record in Book 5200, Page 633, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being all or part of the property described in Warranty Deed recorded in Book 7290, Page 128, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all unpaid taxes and to all other restrictions and 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 15th day of October, 1993.

Thomas R. James, Trustee

IDENTIF. & REFERENCE

-5579

93 DEC 10 AM 10:59

REGISTER

MAIL ENV.

STATE OF TENNESSEE
COUNTY OF SHELBY



On this 15th day of October, 1993, personally appeared before me, the undersigned, a Notary Public, Thomas R. James, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand at office this day and year above written.

Jayna B. Northcutt
Notary Public

My Commission Expires:

JAYNA B. NORTHCUTT
Notary Public
Shelby County, Tennessee
Commission Expires December 27, 1993

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value of the property is 46568.70.

Thomas R. James
Affiant

Subscribed and sworn to before me this 15th day of October, 1993.

Jayna B. Northcutt
Notary Public

My Commission Expires:

JAYNA B. NORTHCUTT
Notary Public
Shelby County, Tennessee
Commission Expires December 27, 1993

This Instrument Prepared By and Return To:
Thomas R. James
5100 Wheelis Drive, Suite 100
Memphis, Tennessee 38117

Property Address:
3048 Casa Drive
Nashville, Tennessee 37214

Mail Tax Notices To:

Home Savings of America, FSB
4900 Rivergrade Drive
Irwindale, CA 91706

2738 12/10 0101 03CHECK 181-42

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9183 PAGE 96

| | | |
|---|---|---|
| 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 46568.70 |
| | | | | CON TX 172.42 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 181.42 |
| | | | | CHECK 181.42 |
| | | | 12/10/93 01 | 11:00 0001 2738 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE

9 5579

93 DEC 10 AM 10: 5

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 732758