BOOK 9203 PAGE 218

Name and address of new owner:
Eva R. Garfinkle
411 W. Hillwood
Nashville, TN 37205

Send tax bills:
Same

Prepared by:
David W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 198947
Nashville, TN 37219

Mail

Map and Parcel No.
81-11-238
02W30225

TRUSTEE'S DEED

WHEREAS, under an Installment Deed dated September 20, 1963, recorded in Book 3708, page 146, Register's Office, Davidson County, Tennessee, Grady Young and wife, Hattie Mae Young, conveyed to Elkin Garfinkle, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated October 4, 1993, and recorded in Book 9105, page 430, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; 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 having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of November 25, December 2, and 9, 1993, stating that on December 17, 1993, at 12:20 p.m. at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly

waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Eva R. Garfinkle, for $13,000.00, which amount 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, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Eva R. Garfinkle, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being the north 33 1/3 feet of Lot No. 354 on the plan of D.T. McGavock and Others Addition as of record in Book 21, page 41, Register's Office for said county. Said part of said lot fronts 33 1/3 feet on the west side of 16th Avenue North and runs back between parallel lines 190 feet to an alley.
>
> Being the same property conveyed to Grady Young and wife, Hattie Mai Young, by installment deed from Sam Garfinkle and wife, Eva R. Garfinkle, of record in Book 3708, page 146, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 1753 16th Avenue North, Nashville, Tennessee 37208.
>
> The above legal description is identical to the legal description in the previous deed of record.

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

And I do further transfer and assign unto the said Grantee 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 December, 1993.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 17th day of December, 1993.

Lori Wilson
Notary Public

My Commission Expires: 1-25-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $13,000.00.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 17th day of December, 1993.

Lori Wilson
Notary Public

My Commission Expires: 1-25-97

01982
IDENTIF. & REFERENCE

93 DEC 29 PM 3:22
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

9724 12/29 0101 03CHECK 61-1

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 13000.00
				CON TX 48.10
				PRFEE 1.00
				WDEED 12.00
				TOTAL 61.10
				CHECK 61.10
			12/29/93 01	15:23 0001 9724

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01982
IDENTIF. # REFERENCE

93 DEC 29 PM 3:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 739661