Trustee's Deed

Address New Owner(s):	Send Tax Bills To:	Map-parcel
Nathan D. Townsend	THDA: c/o TransFinancial	Map: 133-1
537 Drave Avenue	315 North Atlantic	Par: 341
Nashville, TN 37211	Tullahoma, TN 37388	6DA-37512

WHEREAS, by Deed of Trust dated December 1, 1992, of record in Book 8933, page 973, Register's Office for Davidson County, Tennessee, James M. Moss and wife, Brenda K. Moss, conveyed the property herein described to Martin E. Gilmore, Jr., TRUSTEE, to secure payment of an indebtedness therein mentioned and described; and,

WHEREAS, default was made in the payment of said indebtedness secured by said Deed of Trust and in the performance of the other covenants and agreements contained in said note and Deed of Trust. The lawful owners and holders of said indebtedness, having given notices to this effect and opportunity to cure default to the said James M. Moss and wife, Brenda K. Moss mailed to their residence at 537 Drake Avenue, Nashville, TN 37211, the herein described property address, on several occasions including, but not limited to, November 17, 1993, January 14, 1994, March 2, 1994, and May 23, 1994 (at which time the Certified Mail Return Receipt was returned "unclaimed").

And, now, said owners and holders of said indebtedness having declared all the unpaid installments, principal, interest due thereon, and costs now due and then payable, and have called upon the undersigned TRUSTEE to exercise the power of sale conferred upon the undersigned TRUSTEE by and in said Deed of Trust, and to sell the hereinafter described property; and,

WHEREAS, pursuant to the terms and conditions of said Deed of Trust, I, Martin E. Gilmore, Jr., Trustee, did:

Pursuant to said terms and conditions of said Deed of Trust, on May 26, 1994 did give notice as required by law and said Deed of Trust of the time and place of sale by publication in The Nashville Record, a newspaper of general circulation published in Davidson County, Tennessee. Said Notice of Sale was published for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on May 26, 1994, June 2, 1994 and June 9, 1994, respectfully, giving notice of a sale of the property to be held on June 21, 1994, at 11:00 o'clock A.M. at the front door of the Davidson County Courthouse in Nashville, Tennessee. Said Notice of Sale was also mailed, first class mail U. S. Postal Service, to said borrower on May 23, 1994, at 537 Drake Avenue, Nashville, TN 37211

WHEREAS, pursuant to said notice, I, Martin E. Gilmore, Jr., Trustee, did offer said property for sale at public outcry to the highest and best bidder for cash and in bar of the right of equity of redemption, statutory right of redemption and homestead, on Thrusday, June 21, 1994, at 11:00 o'clock A.M., at the front door of the Courthouse in Nashville, Davidson County, Tennessee; WHEN AND WHERE, M. G. Gaston, Jr., Trustee with full powers, the lawful owner and holder of said note, being the highest, best, and last bidder became the purchaser. Whereas, subsequent to said sale, the said M. G. Gaston, Jr., Trustee with full powers, did sell and assign all right, title and interest from said sale to the hereinafter named Grantee, Nathan D. Townsend.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, the sum of Ten Dollars cash in hand paid the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt and sufficiency of all which is hereby acknowledged, I, Martin E. Gilmore, Jr., Trustee and M. G. Gaston, Jr., Trustee with full powers, the grantor do hereby sell, transfer and convey unto

NATHAN D. TOWNSEND, the GRANTEE

his heirs and assigns, in bar of equities of redemption, statutory

RECORDERS MEMO
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redemption, and homestead, the following described real estate:

Land in Davidson County, Tennessee, being **Lot No. 3A** on the plan of **Zone Lot Division** Resub of Lots 1, 2, 3, and 4 of the resub of Lots 39 and 40 **H. G. McNabb's** Subdivision, as of record at **Book 6250, page 546,** Register's Office of Davidson County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to Martin E. Gilmore, Jr., Trustee, f/u/b M. G. Gaston, Jr., Trustee with full powers, by Deed of Trust of record at Book 8933, page 973, said Register's Office, and the above description is the same as appears therein.

This is IMPROVED property: **537 Drake Av., Nashville, TN 37211**

TO HAVE AND TO HOLD the same unto the said GRANTEE, grantee's heirs and assigns forever. I, Martin E. Gilmore, Jr., Trustee and M. G. Gaston, Jr., Trustee with full powers, do covenant that I have full power and lawful authority to sell and convey the said real estate as herein set out; that the Deed of Trust governing my power and authority recited that the title thereto was clear, free, and unencumbered as of its date except as stated therein; and, I will forever warrant the same against the lawful claims of any and all persons holding by, throught, or under me, but I make these covenants and warranties as TRUSTEE but not otherwise; and said property was sold and is hereby conveyed subject to:

1. 1995 and future year's taxes and assessments; 2. Restrictions, easements, setback lines and other limitations as may affect the property, and as of record at Book 1333, page 387, Book 6250, page 546, and Book 5631, page 492; and, 3. The rights of others in the common elements.

IN WITNESS WHEREOF, I, Martin E. Gilmore, Jr., Trustee and M. G. Gaston, Jr., Trustee with full powers, in my capacity as Trustee but not otherwise, do hereunto set my hand this 2nd day of September 1994.

Martin E. Gilmore, Jr., Trustee

M. G. Gaston, Jr., Trustee,

STATE OF TENNESSEE: COUNTY OF DAVIDSON:

Before me, the undersigned authority, a Notary Public in and for said County and State, did personally appear Martin E. Gilmore, Jr., Trustee and M. G. Gaston, Jr., Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. IN WITNESS whereof, I have set my hand and official seal at Nashville, Tennessee this 6th day of September, 1994.

my comm. expires: 1-27-96

Notary Public

STATE OF TENNESSEE: COUNTY OF DAVIDSON:

The acutal value or consideration, whichever is greater, for this transaction is **$42,500.00**.

Nathan D. Townsend

Sworn to and subscribed before me on September 2, 1994.

my comm. expires: 1-27-96

Notary Public

88685

IDENTIFICATION REFERENCE

94 SEP 7 PM 1:23

DAVIDSON COUNTY, TENN.

PICK-UP

6041 09/07 0101 03CHECK 166.25

This instrument prepared by:
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd.
Nashville, Tn 37215 (615) 385-2804 SubCt#003143

RECORDING FEES

IT IS IMPOSSIBLE TO MAKE A LEGIBLE COPY FROM THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

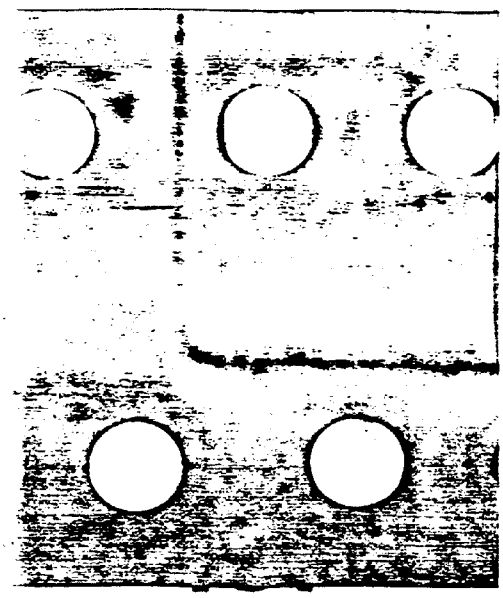
RECEIVED OF _____

FOR _____

BOOK 9458 PAGE 530

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 42500.00	
			CON TX 157.25	
			PRFEE 1.00	
			MDEED 8.00	
			TOTAL 166.25	
			CHECK 166.25	
09/07/94	01		13:22 0001 6041	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88685
IDENTIF. & REFERENCE

94 SEP -7 PM 1:24

REGISTER
DAVIDSON COUNTY, TN.

No. 832402