Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

BOOK 9516 PG 97

47

NEW OWNER:	SEND TAX BILLS TO:	Map/Parcel:
RAY MASSA	New Owner	MAP 82-6
1312 Gallatin Road		PARCEL 37
Nashville, TN 37206		

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 22, 1992, of record in Book 8861, Page 820, Register's Office for Davidson County, Tennessee, **BONIFACE OKPALEKE, Unmarried**, conveyed the property hereinafter described to **WILLIAM D. CASTLEMAN, TRUSTEE**, to secure the payment of the indebtedness therein mentioned and described; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and **RAY MASSA**, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred upon the undersigned Trustee by 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, **WILLIAM D. CASTLEMAN, TRUSTEE**, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on October 6, 1994, October 13, 1994, and October 20, 1994, respectively; and,

WHEREAS, pursuant to said notice, I, **WILLIAM D. CASTLEMAN, TRUSTEE**, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on Wednesday, November 2, 1994, at the front steps of the Courthouse in Nashville, Davidson County, Tennessee; and,

WHEREAS, at said sale, **RAY MASSA** was the highest and best bidder, in the amount of **EIGHTY FIVE THOUSAND & NO/100 ($85,000.00) DOLLARS**.

NOW THEREFORE, in consideration of the premises, **I, WILLIAM D. CASTLEMAN, TRUSTEE**, have bargained and sold, and by these presents do transfer and convey unto the said **RAY MASSA**, his heirs or assigns, the following described property in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lots Nos. 4, 5 and the southerly 20 feet of Lot 6, on the Plan of Dr. V. S. Lindsley's Addition to Edgefield, now East Nashville, as of record in Book 57 Page 25, in the Register's Office for said County, to which plat reference is hereby made for a more particular description.

SAID Lot Nos. 4 and 5 and part of Lot 6 front together 120 feet on the easterly side of North First Street, formerly Whites Creek Pike, and extends back between parallel lines 150 feet, more or less, to an alley.

BEING the same property conveyed to Boniface Okpaleke, Unmarried, by deed from Ray Massa, Unmarried, of record in Book 8861, Page 817, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 709 - 711 North 1st Street
Nashville, TN 37213

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said **RAY MASSA**, his heirs or assigns, forever.

I, WILLIAM D. CASTLEMAN, TRUSTEE, under and pursuant to said Deed of Trust of record in Book 8861, Page 820, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said **RAY MASSA**, his heirs or assigns, all rights, title and interest in and to said land vested in me, and which I have a right to transfer and convey, in as full and ample manner as I, as Trustee, under said Deed of Trust can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand at Goodlettsville, Tennessee, this the 2nd day of November, 1994.

WILLIAM D. CASTLEMAN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM D. CASTLEMAN, TRUSTEE**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 2nd day of November, 1994.

Notary Public

My Commission Expires: 11-22-97

KATHY J. BYERS NOTARY PUBLIC STATE OF TENNESSEE

07512 IDENTIF. & REFERENCE

94 NOV -4 10:53 FELIX A. ... REGISTER DAVIDSON CO. TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, is **$ 85,000.00** .

Affiant

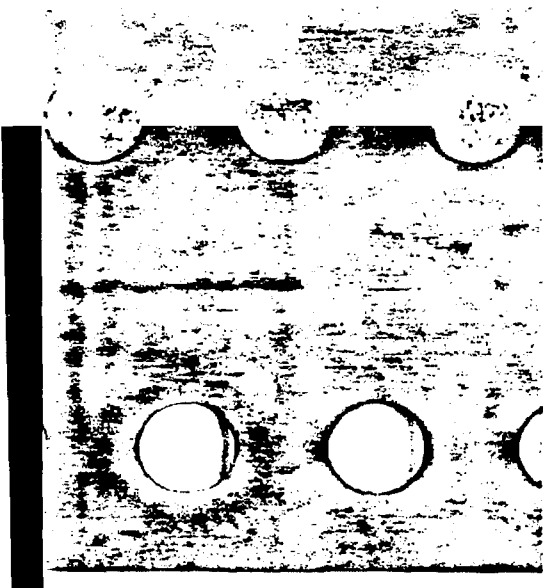
SWORN to and subscribed before me, this 2nd day of November, 1994.

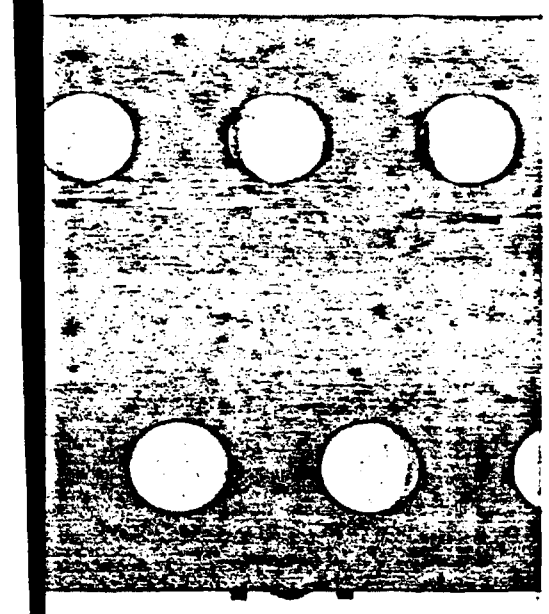
Notary Public

My Commission Expires: 11-22-97

KATHY J. BYERS NOTARY PUBLIC STATE OF TENNESSEE

2460 11/09 0101 03CHECK 327.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9516PG100

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 12.00
TOTAL 327.50
CHECK 327.50

11/09/94 01 11:52 0001 2460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07512
IDENTIF. ↑ REFERENCE

94 NOV -9 AM 10:
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 852566