BOOK 9541 PG 802

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:

D.H. WASSMER, TRUSTEE
3726 Cedarwood Dr
Nashville Tn 37216

MAP AND PARCEL NO:

MAP 43-13, PARCEL 74

SEND TAX BILLS TO:

NATIONAL MORTGAGE COMPANY
4041 KNIGHT ARNOLD ROAD
MEMPHIS, TN 38118

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $19,425.41.

D.H. Wassmer Trustee
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5TH DAY OF December 1994.

Lenora C. Alexander
NOTARY PUBLIC

MY COMMISSION EXPIRES: 05-11-96

TRUSTEE'S DEED

WHEREAS, on the 24TH of May, 1982, THOMAS E. STEWART was named Trustee by Deed of Trust, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure to BILLY JO SEALS AND WIFE, MONTYE C. SEALS, the payment of one (1) note of even date, in the original principal amount of TWENTY THOUSAND AND NO/100 ($20,000.00) Dollars, due and payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 5890, page 86, Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, default was made under the terms and provisions of said Deed of Trust and Note and notice was properly given to THE ESTATE OF ANITA JO SEALS and the ESTATE OF ANITA JO SEALS having further failed to abide by the terms and provisions of the said Deed of Trust; and

WHEREAS, I, THOMAS E. STEWART, Trustee, at the request of the holder of the said indebtedness and under and by virtue of the powers vested in me as Substitute Trustee under the Deed of

Trust and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of the said Deed of Trust and instruments, by giving twenty (20) days notice by three successive publications, namely OCTOBER 20, 1994, OCTOBER 27, 1994 and NOVEMBER 3, 1994, in the Nashville Record, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption and dower and homestead as provided in said Deed of Trust. Pursuant to said advertisement, on NOVEMBER 14, 1994, at 12:00 P.M., at the South Door of the Metropolitan Courthouse for Nashville and Davidson County, Tennessee, in Nashville, Tennessee, I, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in said Deed of Trust, at which time D.H. WASSMER, TRUSTEE, submitted the highest and best bid in the amount of TWENTY THOUSAND SEVEN HUNDRED SEVENTY THREE AND 41/100 ($20,773.41) Dollars.

NOW, THEREFORE, in consideration of the premises, I, THOMAS E. STEWART, TRUSTEE, do hereby sell, transfer and convey to D.H. WASSMER, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARIES, his successors, heirs and assigns, in fee simple, and in bar of all the equities hereinabove mentioned, the following described real estate estate, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of a tract conveyed to Raleigh L. Smith by deed of record in Book 481, page 287, said Register's Office, and described according to a survey by John Kohl, Surveyor, dated July 18, 1977, as follows:
>
> Said Lot No. 1 fronts 55 feet on the north side of Maple Street and extends back between parallel lines 150 feet to a dead line in the rear measuring 56.2 feet thereon.
>
> Being the same property conveyed to Anita Jo Seals, single, by Warranty Deed from Anita Darlene Gower, single, of record in Book 5222, page 457, Register's Office for Davidson County, Tennessee, the said Anita Jo Seals having since married Jay Heavener. Anita Jo Seals died on March 26, 1990, and her heirs and next of kin are her husband, Jay Heavener and her two sons, Joshua and Jeremy, both sui juris.

I, THOMAS E. STEWART, TRUSTEE, convey to D.H. WASSMER, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE OR

OTHERWISE ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARIES, all of the rights conveyed to me as said Trustee in said Deed of Trust and instruments, including such covenants and warranties as I, as such Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise, under the powers vested in me under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Madison, Tennessee, on this the 2 day of December, 1994.

Thomas E. Stewart, Trustee

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas E. Stewart, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 2nd day of December, 1994.

notary public

NOTARY PUBLIC AT LARGE STATE

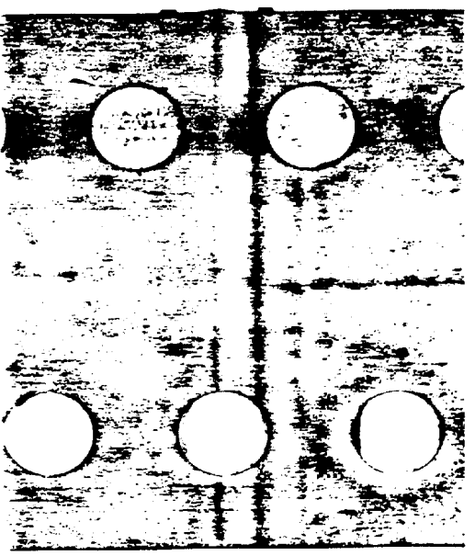
My commission expires: 5-11-96

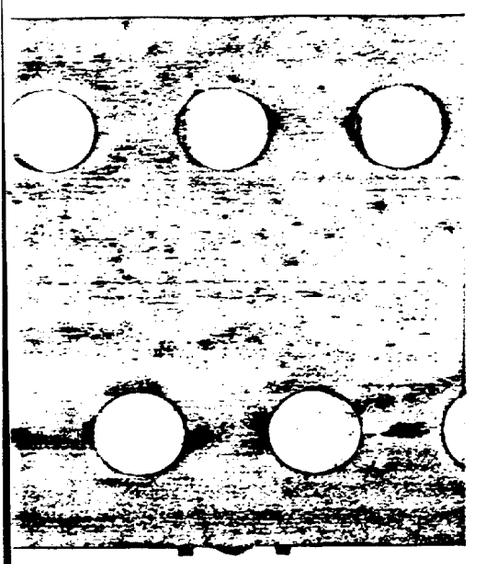
15781

IDENTIFICATION REFERENCE

PICK-UP

1447 12/08 0101 03CHECK 84-38





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9541 PG 805

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 19425.41
CON TX 71.88
PRFEE 1.00
~~MISC~~ ~~12.00~~
~~TOTAL~~ ~~84.38~~
CHECK 84.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/08/94 01 16:09 0001 1447

15781
IDENTIFICATION REFERENCE

DEC -9 PM 4:09

REGISTER
DAVIDSON CO. TN.

No. 861428