95-15-0
39 00

TRUSTEE'S DEED

This instrument made and entered into on this the 20th day of September, 1995, by and between Joseph L. Lackey, Jr., Substitute Trustee, party of the first part, and Bobby W. Howard and wife Rebecca P. Howard, parties of the second part,

WHEREAS, by Deed of Trust dated the 31st day of December, 1986, of record in the Register's Office for Davidson County, Tennessee, in Trust Deed Book 7092, page 82, Air Corporate Associates, Ltd., a Tennessee limited partnership, conveyed to Weldon B. White, Jr., Trustee, the herein described real estate, to secure an indebtedness evidenced by a note the hereinafter described real estate; and

WHEREAS, the lawful owners and holders of said note did appoint Joseph L. Lackey, Jr. as Substitute Trustee, said appointment being of record in Book 9741, page 267, Register's Office of Davidson County, Tennessee; and

WHEREAS default was made in the payment of said notes, and the holder thereof having directed the first party to sell said property, as provided for in the Deed of Trust, and after giving notice as required, did sell said property on the 24th day of August, 1995 at 10:00 a.m. at the south door of the Courthouse, at public outcry to the highest and best bidder for cash free from the equity of redemption, homestead and dower and all other exemptions and rights of every kind, all of which are expressly waived in the said Deed of Trust, said highest bidder being Bobby W. Howard and wife Rebecca P. Howard, the parties of the second part.

NOW, THEREFORE, THIS DEED WITNESSETH: That for and in consideration of the second party paying the sum of $85,745.38, being the amount bid on said property by the second party, the first party has this date bargained and sold and does hereby sell, transfer and convey unto the second party, their heirs and assigns, the following described real estate located in Nashville, Davidson County, Tennessee, and more particularly described as follows to-wit:

LAND in Davidson County, Tennessee, being an irregular shaped tract of land in Nashville, Davidson County, Tennessee lying on the south margin of the new relocated Elm Hill Pike between Sims branch and the property conveyed to Nashville Electric Service (City of Nashville) and described according to a survey, dated July 2, 1986, prepared by Dale and Associates, Inc.

Said tract of land begins at a point in the south margin of the relocated Elm Hill Pike and the center line of Sims Branch; thence in an easterly direction along the south margin of said Elm Hill Pike with a radius of 954.93 feet a distance of 8 feet; thence North 12 degrees 04' 42" East 10.10 feet to a point; thence continuing in an easterly direction with a radius of 964.62 feet a distance of 373.20 feet to an iron pin, also being the north margin of the above mentioned Nashville Electric Service property recorded in Book 2157, page 251; thence leaving the south margin of the relocated Elm Hill Pike in a westerly direction South 81 degrees 30' 42" West 9 feet to an iron pin; thence South 8 degrees 29' 19" East 85.19 feet to an iron pin; thence South 82 degrees 28' 54" West 149 feet to an iron pin in the center line of Sims Branch; thence North 22 degrees 17' 33" West 88.01 feet to an iron pin; thence South 82 degrees 29' 38" West 104.67 feet to a point; thence North 83 degrees 33' 34" West 70.36 feet; thence North 56 degrees 06' 27" West 18.66 feet to a point; thence North 29 degrees 32' 26" West 22.34 feet; thence North 01 degrees 11' 37" West 33.38 feet to the south margin of the relocated Elm Hill Pike, the point of beginning.

Being the same property conveyed to Air Corporate Associates, Ltd., a Tennessee Limited Partnership, by Deed from Bobby W. Howard and wife Rebecca P. Howard, of record in Book 7092, page 78, Register's Office of Davidson County, Tennessee.

This is unimproved property located at 2351 Elm Hill Pike, Nashville, TN 37210.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto the party of the second part, their heirs and assigns, in fee simple forever, and in bar of all right or equity of redemption.

And the first party, as Trustee, does hereby transfer, assign and set over unto the second party, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

WITNESS the signature of the first party and Substitute Trustee on this the day and date first above written.

Substitute Trustee

Witness my hand this 19 day of September, 1995.

BOOK 9800 PG 129

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joseph L Lackey Jr with whom I am personally acquainted and who upon oath acknowledged himself to be the substitute trustee who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 20th day of September, 1995.

Barbara Houston
Notary Public

My Commission Expires: June 11, 1997

NAME & ADDRESS of NEW OWNER (SEND TAX BILLS TO)

BOBBY W. & REBECCA HOWARD
2609 WINDEMERE DRIVE
NASHVILLE, TN 37214

SAME

6046 09/20 0101 03CHECK 330.09

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,145.38

Barbara Houston
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September 19 95

Deputy Register

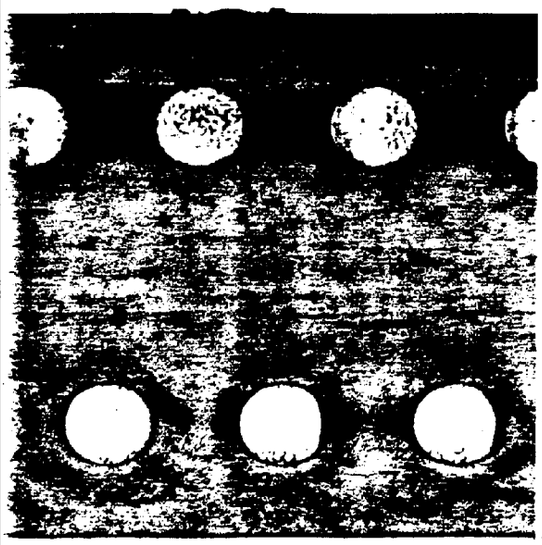
This document prepared by:
Joseph L Lackey Jr
Atty at Law
1230 First American Ctr
Nashville Tn 37238-1230

0102067
IDENTIF. & REFERENCE

PICK-UP

95 SEP 20 AM 11:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

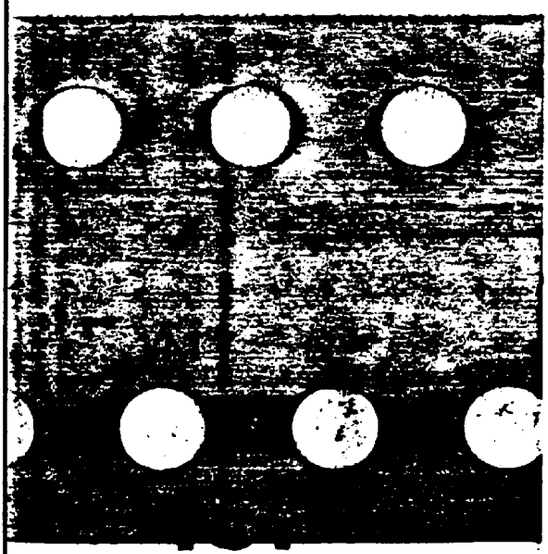
RECEIVED OF _____

FOR _____

BOOK 9800 PG 130

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 85745.38
CON TX 317.09
PRFEE 1.00
MISC 12.00
TOTAL 330.09
CHECK 330.09

09/20/95 01 11:53 0001 6046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0102067
IDENTIF. ↑ REFERENCE

95 SEP 20 AM 11:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 954883