ORT# SV 2636823

Trustee's Deed

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel:
Angela Renea Ivory 545 Drake Ave. Nashville, TN 37211	COLLATERAL MORTGAGE, LTD. 1900 Crestwood Blvd. Birmingham, AL 37210-2034	133-1-343

BOOK 10360 PG 9

WHEREAS, by Deed of Trust dated Sept. 1, 1992, of record in Book 8934, page 003, Register's Office for Davidson County, Tennessee, Clifford W. Taylor, Jr. and wife, Carol J. Taylor, conveyed the property herein described to Martin E. Gilmore, Jr., Trustee, to secure payment of an indebtedness {Note}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; and,

WHEREAS, the entire indebtedness secured by said Deed of Trust has matured and is past due and unpaid, the owners and holders of said indebtedness having declared all the unpaid installments, principal, interest due thereon, and costs now due and payable, and have called upon the undersigned to exercise the power of sale conferred upon the undersigned by and in said Deed of Trust and to advertise and sell the hereinafter described property according to the terms of said Deed of Trust; and,

WHEREAS, in accordance with said request, the hereinafter described property as advertised for sale in the NASHVILLE RECORD a newspaper published in Davidson County, Tennessee, with three (3) separate publications on November 28, 1996, December 5, 1996 and December 12, 1996 giving the time, terms, place of sale and description of the real property. Said Notice of Sale was also mailed, certified mail return receipt requested, to said borrowers on Nov. 25, 1996

WHEREAS, pursuant to said notice the undersigned did offer said property for sale at public outcry on Friday, December 27, 1996 at 10:00 a.m. being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Marbut Glenn Gaston, Jr., Trustee, who there assigned all interest to the said grantee herein being the highest, best, and last bidder in connection therewith and became the purchaser.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, the sum of Ten Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged,

I, Martin E. Gilmore, Jr., Trustee

the GRANTOR, do hereby sell, transfer and convey unto

Angela Renea Ivory

the GRANTEE, the grantee's heirs and assigns, in bar of equities of redemption, statutory redemption, and homestead, the following described real estate in Davidson County, Tennessee, to wit: 171.80

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

Being all the same property conveyed to the Borrower/Mortgagor stated herein by deed as of record at Book 8934, page 001, said Register's Office.

The said Marbut Glenn Gaston, Jr., Trustee was and is Trustee with full powers to act without the joinder of any beneficiary, and he joins herein to evidence his assignment to the said grantee Angela Renea Ivory of all his right, title, and/or interest he did obtain at said Trustee's Sale and to evidence his waiver of any other interest therein.

This is ___improved property known as: 545 Drake Avenue
Nashville, TN 37211

TO HAVE AND TO HOLD the herein above described property, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said Grantee, grantee's heirs, successors, and assigns in fee simple forever. The said undersigned, the Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under said Trustee, as said Trustee, but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Trustee has executed this instrument on the 25th day of February, 19 97

Martin E. Gilmore, Jr., Trustee

Marbut Glenn 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* with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. IN WITNESS whereof, I have set my hand and official seal at Nashville, Tennessee this 25th day of February, 19 97.

*Marbut Glenn Gaston, Jr., Trustee

My Commission Expires: 11-27-99

Notary Public

STATE OF TENNESSEE:
COUNTY OF Davidson :

The actual value or consideration, whichever is greater, for this transaction is $ 44,000.00 .

Angela Renea Ivory, Affiant

Sworn to and subscribed before me this 25th day of February, 1995

My Commission Expires: 11-27-99

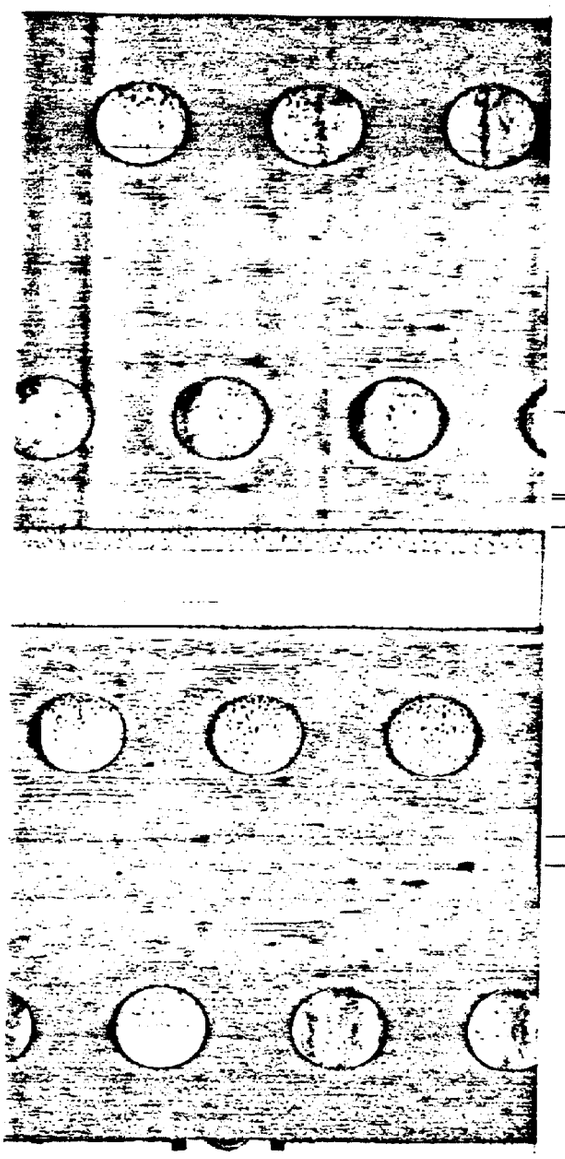
Notary Public

0276369
IDENTIF. ↑ REFERENCE

97 FEB 25 AM 9:07
FELIX A. ALSOBROOK REGIST.
DAVIDSON COUNTY, TN.

PICK-UP

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215, (615) 385-2804, TN SupCt. #003143



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

RECEIVED OF _____

FOR _____

BOOK 10360 PG 11

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	4000.00
			CON TX	162.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	171.80
			CHECK	171.80
		02/26/97	01	09:11 0001 9958

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0276369
IDENTIF. ↑ REFERENCE

97 FEB 26 AM 9:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1120382