0432061
IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:

98 MAY -1 AM 9:30

F. B. Murphy, Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Tennessee Funding Company 1108 Battlewood Street Franklin, Tennessee 37069	New Owner	71-16-184

TRUSTEE'S DEED

BOOK 10909 PAGE 840

WHEREAS, Robert Lee Jackson, unmarried, by Deed of Trust (the "Deed of Trust") dated October 27, 1997, of record in Book 10666, page 948, Register's Office for Davidson County, Tennessee, conveyed to F. B. Murphy, Jr., Trustee, the hereinafter described real property to secure the payment of a certain indebtedness described in said Deed of Trust, which indebtedness is evidenced by a Promissory Note (the "Note"); and

WHEREAS, demand was made for the payment of the aforesaid indebtedness secured by the Deed of Trust, which indebtedness remained in default; and

WHEREAS, the owner and holder of said Note has demanded that the hereinafter described real property be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, pursuant to the instructions of the owner and holder of said Note, the Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record in Nashville, Davidson County, Tennessee on April 9th, 16th and 23rd, 1998; and

WHEREAS, the Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the main (south) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m., on Friday, April 30, 1998, and Tennessee Funding Company, (hereinafter called "Grantee") being the highest and best bidder therefor, became the purchaser of the property for the sum of Forty Nine Thousand Nine Hundred Fifty One and 85/100 Dollars ($49,951.85).

NOW, THEREFORE, F. B. Murphy, Jr., in his capacity as Trustee, and not otherwise, for and in the consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, described as follows:

Being Lots No. 80 and 81 ON THE Plan of Oakwood Park, as of record in Book 421, page 12, in the Register's Office for Davidson County, Tennessee.

Said Lots No. 80 and 81 fronts 31 feet each on the easterly side of North 5th Street and extend back between parallel lines 135 feet to an alley.

Being the same property conveyed to Robert Lee Jackson and wife, Irene Jackson, by deed from Alice Jew, a widow, of record in Book 6997, page 208, Register's Office for Davidson County, Tennessee. The said Irene Jackson has since died.

This is improved property known as 1117 North 5th Street, Nashville, Tennessee 37207.

This conveyance is subject to all unpaid ad valorem taxes (plus penalties and interest, if any) that may be a lien against the property, and subject to any and all liens, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had, including, but not limited to, prior deeds of trust, fixture filings, easements, restrictions, building lines and recorded plans, and subject to any statutory rights of redemption not otherwise waived in the Deed of Trust, and rights of redemption of any agency, state or federal, which have not been waived by such governmental agency. This conveyance is also subject to any and all matters which an accurate survey of the property might disclose.

The property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied; without limiting the foregoing, the property is conveyed without any implied warranties of merchantability or fitness for a particular use or purpose.

TO HAVE AND TO HOLD the aforesaid property in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same. F. B. Murphy, Jr., as Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Trustee's Deed on this 30th day of April, 1998.

F. B. MURPHY, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $49,951.85.

F. B. Murphy, Jr.
AFFIANT

Sworn to and subscribed before me this 30th day of April, 1998.

NOTARY PUBLIC

My Commission Expires: 9/26/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, F. B. Murphy, Jr., the within named bargainor, 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, this 30th day of April, 1998.

NOTARY PUBLIC

My Commission Expires: 9/26/98

1109 05/01 01:01 03CHECK 197.82

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10909 PG 843

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 49951.85
CON TX 184.82
PRFEE 1.00
MISC 12.00
TOTAL 197.82
CHECK 197.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/98 01 09:33 0001 1109

043206

IDENTIF. ↑ REFERENCE

98 MAY -1 AM 9:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287190