BOOK 11163 PAGE 342

TRUSTEE'S DEED

THIS INSTRUMENT PREPARED BY:	Richard R. Hedgepath, Sr., Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Troy Slay and wife, **Marie A. Slay**	Same	Map 114
4012 Utah Ave.		Parcel 8
Nashville, TN 37209		

WHEREAS, Harold Thomas Rowland, by Deed of Trust dated October 22, 1996, transferred and conveyed unto **R. R. Hedgepath, Trustee**, the property hereinafter described, said Deed of Trust being of record in Book 10234, Page 543, and re-recorded in Book 10387, Page 585, Register's Office for Davidson County, Tennessee.

WHEREAS, the indebtedness secured by said Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the undersigned, as Trustee, to foreclose said Deed of Trust; and

WHEREAS, the undersigned Trustee, after due advertisement as required by law, being advertised in the Nashville Record September 24, October 1 and October 8, 1998 law and as required by the terms of said Deed of Trust, offered said land for sale, pursuant to the terms of said Deed of Trust, to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions expressly waived pursuant to the terms of said Deed of Trust, at 10:30 A.M., Tuesday, the 20th day of October 1998, when and where **Troy Slay** and wife, **Marie A. Slay** became the last and highest bidder for cash at the price of FIFTY THREE THOUSAND SIX HUNDRED SEVENTY AND 37/100 DOLLARS ($53,670.37).

NOW, THEREFORE, I, R. R. Hedgepath, in my capacity as Trustee, and not otherwise, as aforesaid, in consideration of the premises of the sum of $53,670.37, to me in had paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the said **Troy Slay** and wife, **Marie A. Slay**, their heirs or successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee and more particularly described as follows, to wit:

BEING a certain tract of parcel of land situated, lying and being in the Eighth Civil District of said county and further described as follows:

BEGINNING at a stake in the center of the Charlotte Turnpike, said stake common to the southeast corner of the O. F. Hicks 1-¼ acre tract, now owned by E. B. Fisk, and runs thence with the center of said Charlotte Turnpike, the meanders thereof, two courses as follows: North 71 degrees 35 minutes east 395.9 feet; thence north 72 degrees 45 minutes east 112 feet to a point in same, said point common with the southwest corner of a parcel of land now owned by E. L. Fisk; thence north 11 degrees 10 minutes west 318 feet common to the west boundary line of the Shuster Land, of which this portion is now owned by E. B. Fisk, Jr.; thence north 87 degrees 30 minutes west, common to the south boundary line of the said E. B. Fisk (Shuster Land) 595 feet to a point 157 feet east of the northeast corner of the Wilson Fisk Tract; thence south 338 feet to the northeast corner of the 1-¼ acre tract; thence south with said easterly line of the 1-¼ acre tract 210 feet to the beginning.

BEING the same property conveyed to Harold Thomas Rowland, an unmarried person, by deed from Troy Slay and wife, Marie A. Slay, of record in Book 10,234, Page 540, Register's Office for Davidson County, Tennessee, and to R. R. Hedgepath, Trustee, by Trust Deed from Harold Thomas Rowland dated October 22, 1996 of record in Book 10234, page 543 and re-recorded in Book 10387, Page 585, Register's Office for Davidson County, Tennessee.

There is a claimed lien in favor of the United States Internal Revenue Service. The tax lien is of record in Book 10,151, Page 896, Register's Office for Davidson County, Tennessee – Kentucky District. The taxpayer's Social Security number is [redacted]-7374. It is affirmatively stated that the proper notice has

been given to the Internal Revenue Service as required in 26 U.S.C. Section 7425(B). The sale of the land advertised will be subject to the right of the United States to redeem said land as provided for in 26 U.S.C. 7425(d)(1).

TO HAVE AND TO HOLD said land and premises to the said **Troy Slay** and wife, **Marie A. Slay**, their heirs or successor and assigns, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions expressly waived in said Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, as aforesaid, has the power to convey the same.

THE UNDERSIGNED, R. R. Hedgepath, as Trustee, and not otherwise, warrants the title to said property to the said **Troy Slay** and wife, **Marie A. Slay**, their successors and assigns, against the lawful claims of all persons claiming by, through or under him. Said property is sold, however, subject to any and all unpaid taxes and assessments, interest and penalty, if any; restrictive covenants of record, and subject to any and all prior restrictions, easements, setback lines, liens of any nature, or other prior encumbrances of record.

IN WITNESS WHEREOF, the undersigned, **R. R. Hedgepath**, Trustee, and not otherwise, has set his signature on this 20th day of October 1998.

R. R. HEDGEPATH
Trustee, and not otherwise

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 **R. R. Hedgepath, Trustee,** the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as such Trustee, and not otherwise.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of October 1998.

BELINDA C. DIXON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: _____

My Commission Expires SEPT. 29, 2001

0502017
IDENTIF. & REFERENCE
PICK-UP
98 OCT 21 AM 9:25
REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is **$ 53,670.37.**

Subscribed and sworn before me, this the 20th day of October 1998.

Affiant

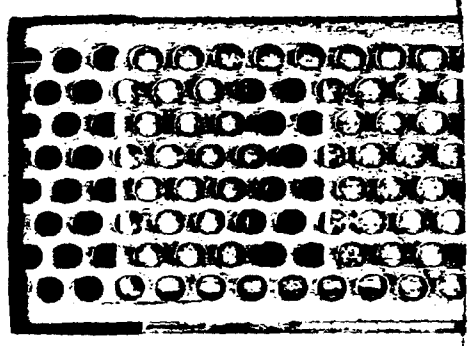
BELINDA C. DIXON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: _____

My Commission Expires SEPT. 29, 2001

5880 10/21 0101 03CHECK 209.58



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

RECEIVED OF _____

FOR _____

BOOK 11163 PAGE 344

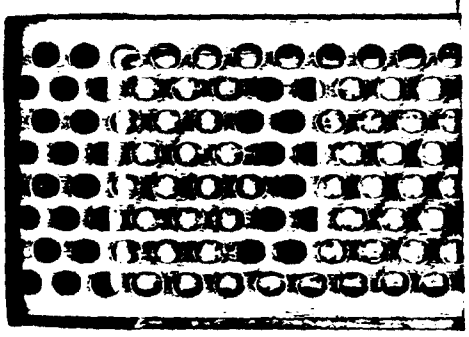
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 53670.37
				CON TX 198.58
				PRFEE 1.00
				MDEED 8.00
				CFEE 2.00
				TOTAL 209.58
				CHECK 209.58

10/21/98 01 09:28 0001 5830



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0502017
IDENTIF. ↑ REFERENCE

98 OCT 21 AM 9:25

BILL GARNER II REGISTER
DAVIDSON COUNTY, TN

No. 1360835