SALE 11:00 1/6/99 cdc

THIS INSTRUMENT WAS PREPARED BY:
C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place
Nashville, TN 37211

C. EDWARD COOMER

Trustee

Map 71-15
Parcel 21

NEW OWNER:
SEND TAX BILLS TO:

Juanita Bratcher
3600 Whites Creek Pike
Nashville, TN 37207

TRUSTEE'S DEED

WHEREAS, by Deed of Trust executed October 31, 1990, and recorded in Book 8229, page 18, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from James A. Wiseman and wife, Carlotta M. Wiseman (Mortgagors) to C. Edward Coomer, Trustee, to secure payment of a Deed of Trust Note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagors, their heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, L. Hollis Bratcher and wife, Juanita Bratcher are the owners and holders of said note and Deed of Trust by virtue of the instrument recorded in Book 8229, page 18, Register's Office of said County; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Wednesday, January 6, 1999, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Juanita Bratcher was the highest and best bidder for cash, said bid being in the amount of $33,201.42.

NOW THEREFORE, I, C. Edward Coomer, Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to Juanita Bratcher, her heirs and assigns forever, that certain land described as follows:

> Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Eastmoreland Place, as of record in Book 161, page 170, Register's Office for said County.
>
> Said Lot No. 77 fronts 50 feet on the southerly side of Marie Street, and runs back between parallel lines, 130 feet to an alley.
>
> Being the same property conveyed to James A. Wiseman and wife, Carlotta M. Wiseman by deed from L. Hollis Bratcher and wife, Juanita Bratcher, of record in Book 8229, page 15, Register's Office for Davidson County, Tennessee.
>
> This is improved property at 136 Marie Street, Nashville, TN 37206.

It is the intention and purpose of C. Edward Coomer, Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Trustee and not individually. There is no right of redemption in the mortgagors or any other person.

IN WITNESS WHEREOF, I, C. Edward Coomer, Trustee, have executed this deed of conveyance this 6th day of January, 1999, by subscribing hereto my official signature.

C. EDWARD COOMER

Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Edward Coomer, Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 6th day of January, 1999, at Nashville, Tennessee.

My Commission Expires:

5-27-01

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

BOOK 11286 PAGE 775

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $33,201.42, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 6th day of January, 1999, at Nashville, Tennessee.

My Commission Expires:

5-27-01

NOTARY PUBLIC

9756 01/07 0101 03CHECK 137.84

05332892

IDENTIF. & REFERENCE

99 JAN -7 AM 10:08

CECIL CRENSHAW
DAVIDSON CO. REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11286 PAGE 776

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

053892
IDENTIF. & REFERENCE

99 JAN -7 AM 10:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	33201.42
		CON TX	122.84
		PRFEE	1.00
		WDEED	12.00
		CFEE	2.00
		TOTAL	137.84
		CHECK	137.84
01/07/99	01	10:06	0001 9756

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409133