This instrument prepared by:
Earl J. Porter, Jr., Atty. (mp)
214 Third Avenue, North
Nashville, Tennessee 37201

TRUSTEE'S DEED

BOOK 5041 PAGE 352

Address New Owner:
Julian Dye, Trustee
Suite 160
1161 Murfreesboro Road
Nashville, Tennessee 37217

Send Tax Statement to:
Julian Dye, Trustee
Suite 160
1161 Murfreesboro Rd.
Nashville, TN. 37217

Map-Parcel Number:
83-13
44 1
pw

WHEREAS, by a Deed of Trust dated August 29, 1974, and recorded in Book 4849, page 659, Register's Office, Davidson County, Tennessee, Empire Services, Inc., a Tennessee Corporation, conveyed to Billy C. Donnell, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Billy C. Donnell, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Billy C. Donnell, Trustee, did give twenty days' notice of the time, place, and terms of the sale by an advertisement in three weekly publications in THE NASHVILLE RECORD, a newspaper published in the County where the land hereinafter described is situated, said advertisement appearing in the editions of said newspaper under the dates of June 1, 8, 15, 1976, stating that on June 24, 1976, at the South Door of the Court House in Nashville, Davidson County, Tennessee, at 12 o'clock, noon, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exceptions which are expressly waived in said Deed of Trust; but subject to any and all unpaid taxes, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Billy C. Donnell, Trustee, offered said property for sale at public outcry and sold said property to JULIAN DYE, TRUSTEE, for FIFTEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($15,900.00), which amount was the highest, best, and last bid.

NOW, THEREFORE, in consideration of the sum of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, Billy C. Donnell, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto said Julian Dye, Trustee, his heirs and assigns, the following described tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being the north part of lots Nos. 157 and 158 on the Map of Lindsley Home Place, of record in Book 2, page 92, Chancery Court at Nashville.
>
> Said part of said lots adjoin and front together 100 feet on the southerly side of Lillian Avenue and run back between parallel lines along the east margin of South 15th Street, 107.5 feet to a dead line.
>
> Being the same property conveyed to Empire Services, Inc., by deed from Louziller Walton Bahrenfus, of record in Book 4820, page 34, Register's Office for Davidson County, Tennessee.

This property is improved and known as: 1500 Lillian Street, Nashville, Tenn. 37206

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to the said JULIAN DYE, TRUSTEE, his heirs and assigns forever, but subject to any and all unpaid taxes.

And I do further transfer and assign unto the said JULIAN DYE, TRUSTEE, all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it I can, or should do, but I convey and assign as Trustee and not any further or otherwise.

Witness my hand on this the 24th day of June, 1976.

Billy C. Donnell Trustee

Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marie H. Patterson, a Notary Public in and for said County and State, the within named Billy C. Donnell, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in said County and State, this the 24th day of June, 1976.

Marie H. Patterson
Notary Public

My commission expires: My Commission Expires Feb. 18, 1980

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,900.

Julian E Dye
(Affiant)

Subscribed and sworn to before me, this the 25th day of June, 1976.

Marie H. Patterson
Notary Public

My commission expres: My Commission Expires Feb. 18, 1980

JUL-1 76	CONV	15,900.00			
JUL-1 76	S'TAX		B*	41.34	
JUL-1 76	PR'FEE		B*	.50	
JUL-1 76	W'DEED		B*	4.00	* 45.84

D 5 6 5 0 5

IDENTIFICATION REFERENCE

JUL 1 2 54 PM '76

REGISTER
DAVIDSON COUNTY, TENN.