BOOK 5467 PAGE 151

Map 92-13
Par 56 Id

ADDRESS OF NEW OWNER:

Janice M. Higgins
105 Concord Park West
Nashville, TEnnessee 37209

PREPARED BY:

Phillip E. Kirk
Attorney at Law
338-46th AVenue North
Nashville, Tennessee 37209

T R U S T E E 'S D E E D

WHEREAS, default having been made by Perry Ragan, et ux, in the terms, conditions and payments made and provided for in an installment deed dated November 8, 1974, executed by Daisy Higgins Graham, William E. Higgins, Michael Ray Higgins, and Linda Higgins Rhine, to John Duncan, Trustee, of record in Book 4867, page 290, Register's Office for Davidson County, Tennessee, and,

WHEREAS, the entire indebtedness was declared due and payable and payment not having been made as demanded, and said Trustee, having been requested so to do by the lawful owners and holders of the indebtedness secured by said installment deed, I, John Duncan, Trustee, caused said real estate to be advertised in accordance with the provisions of said installment deed by four weekly publications appearing in the NASHVILLE RECORD on the 7th, 14th, 21st, and 28th days of June, 1979, advertising that said real estate would be sold at 10:00 a.m. on July 2, 1979 at the south door of the courthouse of Davidson County, Tennessee in Nashville, to the highest bidder for cash, free from all equities of redemption, homestead and dower and all other exemptions of every kind and nature, all of which were expressly waived in said installment deed but subject to any and all taxes which might be a lien upon said real estate; and at the time and place stated in said advertisements, I, John Duncan, Trustee, personally appeared and offered said property for sale at public outcry. The highest, best and last bid received was the sum of $21,026.66 by Janice M. Higgins, to whom said property was sold.

NOW THEREFORE, in consideration of the premises and the sum of $21,026.66 paid by the said Janice M. Higgins of Nashville, Davidson County, Tennessee, I, John Duncan, Trustee, have this date bargained and sold and by these presents do transfer and convey unto Janice M. Higgins of Nashville, Davidson County, Tennessee, her successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

F 40780

IDENTIF. REFERENCE

JUL 10 1 45 PM '79

FEE $ ... SON II REGISTER
DAVIDSON COUNTY, TENN.

LAND in Davidson County, Tennessee, being Lot No. 12 of Block 2, Charlotte Park Company's Second Addition to Nashville, a plan of which is of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.

SAID Lot 12 fronts 50 feet on the southerly side of Charlotte Avenue and runs back between parallel lines with the easterly margin of Pilcher or 37th Avenue 150 feet to an alley.

BEING the property vested in Daisy Higgins Graham, a two-third (2/3) undivided interest by deeds of record in Book 3998, page 647 and 3998, page 649, and vested in William E. Higgins, Michael Ray Higgins and Linda Higgins Rhine, a one-ninth (1/9th) undivided interest each, as heir-at-law of J.B. Higgins, Jr., deceased.

Reference is made for prior title to Book 4867, page 290, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the estate, appurtenances, title and interest thereto belonging to Janice M. Higgins, of Nashville, Davidson County, Tennessee, her successors and assigns forever, and I covenant with the said Janice M. Higgins of Nashville, Davidson County, Tennessee, that I am the lawfully seized and possessed of said real estate as Trustee only and by the terms of the above mentioned installment deed, have a good right to sell and convey same, and the same is unencumbered except as hereinabove set out. I further covenant and bind myself, my successors and assigns to warrant and forever defend the title to said real estate to Janice M. HIggins of Nashville, Davidson County, Tennessee, her successors and assigns, against the lawful claims of all persons claiming by or through me as Trustee, but no further or otherwise.

WITNESS my hand this 16th day of July, 1979.

John B. Duncan
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, John Duncan, the bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 1979.

Phillip E. Kirk
Notary Public

PHILLIP E. KIRK NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $21,026.66.

John Duncan

SWORN to and Subscribed before me this 16th day of July, 1979.

Phillip E. Kirk
Notary Public

PHILLIP E. KIRK NOTARY PUBLIC

My Commission Expires:
4-17-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5357 PAGE 153

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		21026.66-	CO	
		54.60	CO TX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	61.10-
7295A	07/18/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 407780

IDENTIF. REFERENCE

JUL 18 1 45 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 698002