This instrument prepared by:
HAPPELL & WILLIAMS
2300 21st Avenue, South
Nashville, TN 37212

Map 69-4
Par. 102

TRUSTEE'S DEED

BOOK 5491 PAGE 694

ADDRESS NEW OWNER:

Perry R. Happell, Trustee
2300 21st Avenue, South
Nashville, TN 37212

SEND TAX BILLS:

Perry R. Happell, Trustee
2300 21st Avenue, South
Nashville, TN 37212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,308.80.

Perry R. Happell
Affiant

Sworn to and subscribed before me this 31st day of August, 197

Notary Public

My Commission Expires:

F. 49521

IDENTIF. REFERENCE

AUG 31 12 20 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SARA LEA J. BOLTON NOTARY PUBLIC DAVIDSON COUNTY

DEED

WHEREAS, by Deed of Trust dated January 14, 1977, of record in Book 5108, page 228, Register's Office for Davidson County, Tennessee, John H. Washington and wife, Sarah Washington, conveyed the property hereinafter described to Robert L. Smith, Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and Robert F. Lance & Associates, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Buford G. Frogge, was appointed Substitute Trustee, and did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on August 9, 16 and 23, 1979, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Buford G. Frogge, Substitute Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on Thursday, August 30, 1979, at 10:00 A.M., at the south door of the Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Perry R. Happell, Trustee, was the highest and best bidder, the amount of his bid being in the sum of $6,308.80;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Buford G. Frogge, Substitute Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Perry R. Happell, Trustee, his successors and assigns, the following described property in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 8 on the unrecorded surety by C. J. Carney, dated 15 December, 1962, of part of Lots 14, 15, 16 and 17 of Block "EE" on the revised plan of Fairview Subdivision of record in Book 1130, page 52, Register's Office for said county.
>
> Said Lot No. 8 fronts 71.7 feet on the northeasterly margin of West Hamilton Road and runs back between lines measuring 172 feet on the northwesterly line and 178 feet on the southeasterly line, to a line in the rear on which it measures 71.7 feet.
>
> Being part of the same property conveyed to John H. Washington and wife, Sarah Washington, by deed from O'Connor Homes of Nashville, Inc. of record in Book 3464, page 243, said Register's Office.
>
> This conveyance is made subject to unpaid taxes.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Perry R. Happell, Trustee, his successors and assigns, forever.

I, Buford G. Frogge, Substitute Trustee, under the said Deed of Trust of record in Book 5108, page 228, Register's Office for Davidson County, Tennessee, do hereby transfer, assign and convey unto the said Perry R. Happell, Trustee, his successors and assigns, all of the right, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a manner as I as Substitute Trustee under the said Deed of Trust can or should do, but no further or otherwise.

IN WITNESS WHEREOF, the said Buford G. Frogge, Substitute Trustee, has hereunto set his hand this 31 day of August, 1979.

Buford G. Frogge
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sandra J. Bolton, a Notary Public in and for the State and County aforesaid, the within named Buford G. Frogge, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 31st day of August, 1979.

Sandra J. Bolton
Notary Public

SANDRA J. BOLTON ★ NOTARY PUBLIC ★ DAVIDSON COUNTY

My Commission Expires:
Oct 17, 1981

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

RECEIVED OF _____

FOR _____

BOOK 5491 PAGE 696

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

6308.80- CO
16.38 CO TX
.50 PRFEE
6.00 WDEED
CHECK 22.88-
8467A08/31/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 4 9 5 2 1

IDENTIF. REFERENCE

AUG 31 12 20 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 708850