PREPARED BY
EVERETT A COVINGTON
NASHVILLE TRUST BLDG
NASHVILLE, TENN

BOOK 5498 PAGE 895

TRUSTEE'S DEED Map - To be assigned

WHEREAS, on the 6th day of October, 1977, Everett A. Covington, Jr. was named Trustee in a Deed of Trust of even date executed by James H. Riddle and wife, Eula B. Riddle, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $15,000.00, principal and interest at nine (9 %) percent per annum on the unpaid balance, said Deed of Trust being recorded in Deed of Trust Book 5209, page 485, in the Register's Office for Davidson County, Tennessee.

WHEREAS, I Everett A. Covington, Jr., Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Trustee in said Deed of Trust, advertised the sale real estate as required by law and by the terms of said Deed of Trust giving twenty-one (21) days notice by three successive publications, namely: August 23, August 30 and September 6, 1979 in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement on Friday, September 14, 1979, at 11:00 A.M. at the south door of the Courthouse in Davidson County, Tennessee, I, as said Trustee, offered for sale at public outcry to the highest and best bidder the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time James E. Ward submitted the highest and best bid in the amount of Seventeen Thousand Two Hundred Ninety-Three and 47/100 Dollars ($17,293.47).

NOW THEREFORE, in consideration of the premises, I, Everett A. Covington, JR., Trustee, do hereby sell, transfer and convey to James E. Ward, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND in the 11th Civil District of Davidson County, Tennessee, being a portion of the whole parcel of Lot 25 on the Plan of the Subdivision of B.H. and Margaret Franklin's six acre tract as of record in Book 843, page 78, Register's Office for Davidson County, Tennessee, and described according to a survey made by Harvey Gee on October 1, 1958, as follows:

BEGINNING at an iron pin in the northerly margin of Neely's Bend Road, being the southeasterly corner of this tract, running thence with the northerly margin of Neely's Bend Road, North 79° 20' West 65 feet to a point; thence North 15° 30' East 141.7 feet to an iron pin; thence North 53° 30' East 100 feet to an iron pin; thence South 51°58' East 54 feet to an iron pin; thence South 29° 9' West 200 feet to the point of beginning.

BEING the same property conveyed to James H. Riddle et ux Eula B. Riddle by deed from James T. Evenson et ux Helen F. Evenson of record in Book 5139, page 40, Register's Office for Davidson County, Tennessee.

I, Everett A. Covington, Jr., Trustee, convey to James E. Ward, all rights conveyed to me as said Trustee in said Deed of Trust,

ADDRESS OF DEED OWNER
& TAX BILL

JAMES E. WARD
411 FOSTER ST
NASHVILLE, TENN

including such covenants and warranties, as I, as such Trustee may lawfully make, all my actions in the premises being solely as Trustee and not otherwise, under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 14th day of September, 1979.

Everett A. Covington Jr.
Everett A. Covington, Jr. Trustee

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 Everett A. Covington, Jr., 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 at Nashville, Tennessee, this 14th day of September, 1979.

Notary Public

My Commission Expires: 7-17-83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 17,293.47 .

Affiant

Subscribed and sworn to before me, this the 14th day of September, 1979.

Notary Public

My Commission Expires: 7-17-83

F.5201.9

SEP 14 2 53 PM '79
FELIX P. DYER, REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5198 PAGE 897

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			17253.47- CO	
			44.98 CO TX	
			.50 PRFEE	
			6.00 MORT D	
			CHECK	51.48-
1590A	09/14/79	CAL		.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 52019

IDENTIF. REFERENCE

SEP 14 2 54 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 711887