This instrument was prepared by:
GRISSIM AND SHORT, Attorneys
1400 American Trust Building
Nashville, Tennessee 37201

BOOK 5559 PAGE 616

TRUSTEE'S QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
Fred J. Cassetty P. O. Box 23305 Nashville, TN 37202	Same	81-7-308 2W-24975

WHEREAS, on the 1st day of December, 1976, Fred J. Cassetty conveyed the property herein described to Ira W. Settles and Calvin V. Settles by Installment Deed of record in Book 5093, page 599, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Grantees joined in said Deed and conveyed said property to Tom G. Coleman, Jr., Trustee, for the purpose of securing the Note described in said Deed; and

WHEREAS, the holder of said Note secured under said Installment Deed appointed Hunter Short as Successor Trustee under an instrument of record in Book 5541, page 734, said Register's Office; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Installment Deed, and the lawful owner and holder of said Note having requested Hunter Short, Trustee, to sell said property in satisfaction of said indebtedness; and

WHEREAS, the said Hunter Short, Trustee, did advertise, in accordance with the provisions of said Deed, to sell said property at the south door of the Courthouse in Nashville, Davidson County, Tennessee, on January 24, 1980, at 12:01 P.M.; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said Hunter Short, Trustee, offered the property herein described for sale at public outcry and sole said property to FRED J. CASSETTY for the sum of Four Thousand and No/100 ($4,000.00) Dollars, which amount was the highest, best, and last bid received.

NOW, THEREFORE, in consideration of the sum of Four Thousand and No/100 ($4,000.00) Dollars, cash in hand paid, the

receipt of which is hereby acknowledged, I, HUNTER SHORT, Trustee, do hereby bargain, sell and quitclaim, and by these presents do hereby transfer and convey unto the said FRED J. CASSETTY (hereinafter referred to as "Grantee"), his successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 in W. S. Settles' Subdivision of Lot No. 7 of Woodard Place, as of record in Book 57, page 132, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 8 fronts 50 feet on the West side of 14th Avenue, North, and runs back between parallel lines 144 feet along the North margin of an alley, to an alley in the rear, EXCEPTING THEREFROM a small triangle out of the southwest corner of said lot for a base line of 14 feet and a side line of 10 feet taken for the intersection of the two alleys.
>
> Being the same property conveyed to Ira W. Settles and Calvin V. Settles by deed from Fred J. Cassetty of record in Book 5093, page 599, said Register's Office.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, but subject to any and all unpaid taxes and the aforementioned Installment Deed.

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

WITNESS my hand this 24th day of January, 1980.

HUNTER SHORT, 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, HUNTER SHORT, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of January, 1980.

Bettie Jane Winston
NOTARY PUBLIC

My commission expires:

10/17/82

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $ ~~NONE~~ 4,000.

AFFIANT

Subscribed and sworn to before me this 24 day of January, 1980.

Bettie Jane Winston
NOTARY PUBLIC

My commission expires:

10/17/82

F 73825

IDENTIF. REFERENCE

JAN 25 11 50 AM '80

FELIX Z. MILLSON JR. REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5559 PAGE 619

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

4000.00- CO
10.40 CO TX
.50 PRFEE
9.00 WDEED
CHECK 19.90-
9319A01/25/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 73825

IDENTIFICATION REFERENCE

JAN 25 11 50 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 738765