This instrument prepared by: JACKSON, TANNER & REYNOLDS
Attorneys at Law
Suite 100, 216 Third Avenue, North
Nashville TN 37201

Address New Owner:	Send Tax Bills to:	Map-Par. No.
Wade Phelps	Same	Map 81-11
2202 Albion Street		Par 510
Nashville TN 37208		

TRUSTEE'S DEED

WHEREAS, Minnie F. Calloway, a widow, by Installment Deed dated 8 March 1975, of record in Book 4896, page 617, Register's Office for Davidson County, Tennessee, conveyed the property described herein to Caesar E. Urrutia, Trustee, for the purpose of securing the payment of a note described in said Deed; and

WHEREAS, Caesar E. Urrutia was unable to act as Trustee and John R. Reynolds was appointed as Substitute Trustee by instrument of record in Book 5470, page 408, said Register's Office; and

WHEREAS, default was made in the payment of said note and the owner and holder of said note instructed the Substitute Trustee to institute foreclosure proceedings as provided in said Installment Deed; and

WHEREAS, said John R. Reynolds, Substitute Trustee, did advertise in accordance with the provisions of said Installment Deed to sell said property at the front door of the Courthouse in Nashville, Davidson County, Tennessee, on Friday, 21 September 1979, at 12 o'clock Noon; and

WHEREAS, at the time and place as named in said advertisement, said John R. Reynolds, Substitute Trustee, offered the property herein described for sale, to the highest bidder for cash, and the highest and best bid was that of Wade Phelps in the amount of $11,000.00.

NOW, THEREFORE, I, JOHN R. REYNOLDS, SUBSTITUTE TRUSTEE, in pursuance of the power and authority contained in said Installment Deed, and in consideration of ELEVEN THOUSAND and no/100 ----- ($11,000.00) ---- DOLLARS, do by these presents, sell, transfer and convey unto Wade Phelps,

a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the southerly one-third of Lot No. 201 on the Plan of McGavock, Wetmore and Others 2nd Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said southerly one-third of Lot No. 201 fronts 33-1/3 feet on the easterly side of 14th Avenue, North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Minnie F. Calloway, a widow, by Installment Deed from Ed D. Edmonds and wife, Dorothy D. Edmonds, of record in Book 4896, page 617, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said Wade Phelps, his heirs and assigns, forever. I make this conveyance in pursuance to the powers vested in me as Substitute Trustee, transferring to said Wade Phelps forever, the benefit of all warranties as made to me in said deed, but no further or otherwise.

Executed at Nashville, Tennessee, this 2nd day of October, 1979.

F 87352

RECEIVED FOR REGISTRATION AND RECORDED
OCT 1 25 PM 80
DAVIDSON COUNTY, TENN.

RUSH

JOHN R. REYNOLDS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ann Williams, a Notary Public in and for said County and State, the within named JOHN R. REYNOLDS, Substitute 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 Nashville, Tennessee, this 2nd day of October 1979.

Notary Public

My commission expires July 22, 1981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 11,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of October 1979.

Notary Public

My commission expires 22 July 1981

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5596 PAGE 576

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
			110.00- CO 20.60 CO TX .50 PRFE 6.00 WDEED CHECK 35.10- 6442404/30/80 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 8 7 3 5 2

IDENTIF. REFERENCE

APR 30 1 26 PM '80

FEE REGISTER
DAVIDSON COUNTY, TENN.

No. 755231