BOOK 5631 PAGE 344

This is improved property
at 535 Ben Allen Road
Nashville, Tennessee 37216

SEND TAX BILLS TO:
MOLTON, ALLEN & WILLIAMS, INC.
P.O. BOX 10025
BIRMINGHAM, ALABAMA 35202

The actual consideration
for this transfer is
$ 33,688.20

Theodore E Carver
Affiant

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

Notary Public
Commission expires:
1-15-83

TRUSTEE'S DEED

Whereas, Huey L. Brown and wife, Mattie V. Brown, executed a deed of trust on the 19th day of July, 1979, which was recorded in Book 5469, page 855, Register's Office for Davidson County, Tennessee, conveying to Theodore E. Carver, Trustee, the hereafter described property, to secure payment to Molton, Allen & Williams, Inc., a promissory note fully described in said deed of trust; and

Whereas, default has occured in the payment of said note, and pursuant to the terms and conditions of said note and said deed of trust all of said indebtedness has been declared due and collectable, and Molton, Allen & Williams, Inc., holder of said note, has demanded of the trustee that he foreclose said deed of trust for the purpose of paying said note, interest and costs as herein provided; and

Whereas, Theodore E. Carver, trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such trustee, advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower and homestead, and for the purpose of payment of said note, interest and costs, and pursuant to said advertisement, on Monday, July 7, 1980, at the front door of the Courthouse in Davidson County, Tennessee, at 12:00 noon, the said Theodore E. Carver, 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 equities of redemption, dower and homestead, as provided for in said deed of trust, when Molton, Allen & Williams, Inc. being the highest and best bidder, became the purchaser at the price of $ 33,688.20.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, Theodore E. Carver, trustee, do hereby sell, transfer and convey, as trustee, unto the said Molton, Allen & Williams, Inc. its successors and assigns, in bar of the equities of redemption, dower and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all its hereditaments and appurtenances, to wit:

Land in 12th Civil District of Davidson County, Tennessee. Beginning in the easterly margin of Ben Allen Road 837 feet from the corner of Lot 246 in Maplewood Heights of record in Book 547, page 103, Register's Office for Davidson County, Tennessee and running thence North 17° 45' West 50 feet; thence North 72° 15' East 400 feet to Nickens Line; thence South 17° 45' East 50 feet; thence South 72° 15' West 400 feet to the beginning.

TO HAVE AND TO HOLD the same unto the said Molton, Allen & Williams, Inc. its successors and assigns, forever.

Theodore E. Carver covenants as trustee that he has full power and lawful authority to sell and convey the said real esate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as trustee, and not otherwise, and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, Theodore E. Carver, trustee, has hereunto set his hand this 7th day of July 1980.

Theodore E. Carver
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July 1980, before me personally appeared Theodore E. Carver, Trustee, to me personally known, who acknowledged that he executed the above deed as trustee for the purposes therein contained.

Dated this 7th day of July 1980.

Cheryl Loesnsbury
Notary Public

My commission expires : 1-15-83

This instrument was prepared by Theodore E. Carver, 11th Floor, American Trust Building, Nashville, Tennessee, 37201.

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IDENTIF. REFERENCE

Jul 31 2 18 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5631 PAGE 346

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
			33686.20- CO	
			87.62 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 94.12-	
			2759A07/31/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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T
IDENTIF. REFERENCE

JUL 31 2 10 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 770937