This instrument prepared by:
Foley & Weiss, Attorneys
1208 Fidelity Federal Building
Nashville, Tennessee 37219

file

13DA-56714 &
13DA-56715

MAP 58-11
PARS 201-58-12 & 28

TRUSTEE'S DEED

BOOK 5670 PAGE 139

WHEREAS, by an Installment Deed dated August 29, 1978, and recorded in Book 5332, Page 974, in the Register's Office of Davidson County, Tennessee, RAMONA B. WALKER, A SINGLE PERSON conveyed to J. J. FOLEY, JR., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the Installment Deed was corrected by instrument of record in Book 5377, Page 7, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Installment Deed; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Installment Deed by which advertisement the sale was appointed to be held on the 17th day of October, 1980, at the Main Door of the Courthouse, of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to AVERBUCH-MORRIS, A Partnership composed of SIDNEY AVERBUCH and M. C. MORRIS at and for the sum of TWELVE THOUSAND THREE HUNDRED TWELVE and 84/100 ($12,312.84) Dollars, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned J. J. FOLEY, JR., Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by AVERBUCH-MORRIS, A partnership of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, J. J. FOLEY, JR., Trustee, does hereby grant, bargain, sell and convey to the said AVERBUCH-MORRIS, A partnership composed of SIDNEY AVERBUCH and M. C. MORRIS, their successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville,County of Davidson, State of Tennessee, to-wit:

> Being Lot Nos. 193 and 194 on the Plan of Royal Hills, Section 3 of record in Book 4860, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete legal description.
>
> Being the same property conveyed to Ramona B. Walker, a single person by deed from Averbuch-Morris, a partnership of record in Book 5332, page 974 and corrected by instrument of record in Book 5377, page 7, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes and Superior Mortgages.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditements thereunto belonging or in any wise appertaining unto AVERBUCH-MORRIS, A Partnership composed of SIDNEY AVERBUCH and M. C. MORRIS, their successors and assigns, in fee simple forever, to whom the said J. J. FOLEY, JR., Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said J. J. FOLEY, JR., Trustee has hereunto set his hand and seal this 17th day of OCTOBER, 1980.

J. J. FOLEY, JR., TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of October, 1980, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared J. J. Foley, Jr. to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

My Commission Expires: 4/22/84

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

Peter Weiss
Attorney At Law
1208 Fidelity Federal Building
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 12312.84

AFFIANT

Subscribed and sworn to before me, this the 17TH day of OCTOBER 1980.

NOTARY PUBLIC

My Commission Expires: 4/22/84

Address of New Owner:

Averbuch-Morris, a Partnership
Continental Plaza
Suite 100
4301 Hillsboro Road
Nashville, Tn 37215

Send Tax Bills to:

SAME

IDENTIF. REFERENCE

G1.4577

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.
OCT 27 3 12 PM '80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5670 PAGE 141

FOR _____

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
			12312.84- CO	
			31.98 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	38.48-
			08:6A10/27/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 4 5 7 7

IDENTIF. REFERENCE

OCT 27 3 12 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 788460