ADDRESS NEW OWNER: and Mail Tax Bills

JAMES CONRAD
725 Tahlena Avenue
Madison, Tennessee 37115

SEND TAX BILLS:
SAME

BOOK 5700 PAGE 464

MAP NO.: 43

PARCEL NO.: 12-359 pt.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $10,000.00.

James R. McKinney
Affiant

Sworn to and subscribed before me this 31st day of December, 1980.

Notary Public

Commission Expires: 1984

DEED

WHEREAS, default having been made in the payment of an indebtedness and obligation secured by a Deed of Trust dated December 16, 1977, of record in Book 5234, page 19, Register's Office for Davidson County, Tennessee, from George Edward Denney et ux, Diana Lynn Denney, to James R. McKinney, Trustee.

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreement contained in said Deed of Trust, and James T. Conrad, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, James R. McKinney, Trustee of said Deed of Trust being of record in Book 843, page 44, in the Register's Office for Davidson County, Tennessee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee for four consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on November 27, December 4, December 11, December 18, 1980, respectively;

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Prepared By
McKINNEY & EVERETT
Attorneys at Law
1303 Gallatin Road
North
Madison, Tennessee
37115
865-5442

WHEREAS, pursuant to said notice, I, the undersigned James R. McKinney, Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity and redemption and homestead, on December 30, 1980 at 12:00 noon at the front door of the courthouse in Nashville, Davidson County, Tennessee; and BOOK 5700 PAGE 465

WHEREAS, at said sale, James Conrad was the highest and best bidder, the amount of the bid being in the sum of Ten Thousand and No/100 ($10,000.00) Dollars.

NOW, THEREFORE, FOR AND IN THE CONSIDERATION OF TEN THOUSAND AND NO/100 ($10,000.00) DOLLARS, I, James R. McKinney, Trustee, having bargained and sold, and by these presents do transfer and convey unto the said James Conrad, his successors and assigns, the property described in Exhibit A attached hereto;

This conveyance is made subject to unpaid taxes.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said James Conrad, his successors and assigns, forever.

I, James R. McKinney, Trustee under the said Deed of Trust of record in Book 5234, page 19, Register's Office for said County, do hereby transfer, assign and convey unto the said James Conrad, his successors and assigns, all of the right, title and interest in said property vested in me, and which I have a right to transfer, in as full and ample a manner as I, as Trustee under said Deed of Trust, can or should but no further or otherwise.

IN WITNESS WHEREOF, the said James R. McKinney, Trustee, has hereunto set his hand this 31st day of December, 1980.

James R. McKinney
JAMES R. McKINNEY
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named James R. McKinney, the bargainor, with whom I am personally acquainted, and who acknowledged that he exercised the foregoing instrument, as Trustee, for the purposes contained.

Witness my hand and official seal at office in Madison, Tennessee, this 31st day of December, 1980.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires: Jan 22, 1984

McKINNEY & EVERETT
Attorneys at Law
1303 Gallatin Road
North
Madison, Tennessee
37115
865-5442

RECORDER'S MEMO:
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EXHIBIT A

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Being Lot No. 19 in Block "I" on the map of Forrest Park, of record in Book No. 843, page 44, of the Register's Office for said County.

Said Lot No. 19 fronts 50 feet on the south side of Elm Street, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to James Conrad, by deed of record in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to George Edward Denney and wife, Diana Lynn Denney by deed from James T. Conrad and wife, Marjorie B. Conrad of record in Book 5234, page 17, in the Register's Office, Davidson County, Tennessee.

IDENTIF. REFERENCE
JAN 15 11 42 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
G 2 5 4 5 9

McKINNEY & EVERETT
Attorneys at Law
1303 Gallatin Road
North
Madison, Tennessee
37115
865-5442

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5700 PAGE 467

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
			10000.00- CO	
			26.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	35.50-
4989401/15/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 5 4 5 9

IDENTIF. REFERENCE

JAN 15 11 42 AM '81

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

No. 802076