29453 06/05 116.74- CHECK

BOOK 5753 PAGE 651

TRUSTEE'S DEED

PREPARED BY:
STELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
2002 RICHARD JONES ROAD
NASHVILLE, TENN. 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry D. Ramage, et ux	SAME	72-8-223
(NAME:)	(NAME:)	
512 Wilson Pike		15DZ-55060
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

This instrument made and entered into on this the 2 day of JUNE, 1981, by and between Larry L. Westbrook, Trustee, party of the first part, and Henry D. Ramage and wife, Frances W. McCaig Ramage, party of the second part:

WHEREAS, by Deed of Trust dated June 30, 1980, of record in Book 5620, page 963, Register Office for Davidson County, Tennessee, Garnet D. Roberts and wife, Judith Ann Roberts conveyed to Larry L. Westbrook, as Trustee, the hereinafter described real estate to secure a Deed of Trust Note dated June 30, 1980, in the principal sum of Thirty Nine Thousand Five Hundred ($39,500.00) Dollars, payable to Henry D. Ramage and wife, Frances W. McCaig Ramage; and

WHEREAS, default was made in payment of said Deed of Trust and the holder thereof having directed the party of the first part to sell said property, as provided by said Deed of Trust, the party of the first part did on May 7, May 14 and May 21, 1981, advertise said property in The Nashville Record, a newspaper published in Davidson County, Tennessee, for the property to be sold on May 29, 1981, at 12:00 Noon, and pursuant to said notices, on this date, during legal hours at the time speciifed, the party of the first part offered said property for sale, at the south door of Metropolitan Courthouse, Nashville, Tennessee, and sold said property to Henry D. Ramage and wife, Frances W. McCaig Ramage for the highest and best bid of Forty Two Thousand Three Hundred Ninety Six and 69/100 ($42,396.69) Dollars, being the balance due on said Note, plus advertising expense, legal fees, and accrued interest on the original principal balance.

NOW, THEREFORE, this deed witnesseth:

That for and in consideration of the party of the second part cancelling and surrendering the Deed of Trust Note secured by the aforesaid Deed of Trust, the party of the first part has this day bargained and sold, and does hereby sell, transfer and convey unto the party of the second part, its heirs and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 156 on the Map of Dalewood, Section III, as of record in Book 1835, page 20, Register's Office for Davidson County, Tennessee, and described as follows:
>
> Beginning at a point in the southwesterly margin of Berrywood Drive at common corner of Lots Nos. 155 and 156; thence with the said Road easterly 88 feet to the corner of Lots Nos. 156 and 157; thence with the line between said lots in a southeasterly direction 156 feet to a point in the north line of Lot No. 158; thence westerly with the northerly line of Lot No. 158, 65.2 feet to a point; thence along the rear line of Lot No. 156, northerly 19.3 feet to a concrete monument; thence northwesterly 29.6 feet to the corner of Lots Nos. 155 and 156; thence with the line between said lots, northeasterly 180.6 feet to the beginning.

Being the same property conveyed to Garnet D. Roberts and wife, Judith Ann Roberts by deed from Henry D. Ramage and wife, Frances W. McCaig Ramage of record in Book 5620, page 960, Register's Office for said County.

To have and to hold said land and premises, together with all improvements thereon, unto the party of the second part, its heirs and assigns, in fee simple forever, and in bar of all equity of redemption, homestead and dower and all other exemptions and rights of every kind expressly waived in the Deed of Trust.

And the party of the first part as Trustee, does hereby transfer, assign and set over unto the party of the second part, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

Witness the signature of the party of the first part on the 2 day of JUNE, 1981.

LARRY L. WESTBROOK, 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 Larry L. Westbrook, Trustee, the bargainor, with whom I am personally acquainted and who acknowledged himself to be Trustee, and that he executed the within instrument for the purposes therein contained.

Witness my hand at office in Nashville, Tennessee, this 2nd day of June, 1981.

NOTARY PUBLIC

My Commission expires: April 18, 1982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $42,396.69.

AFFIANT

Subscribed and sworn to before me this this 2nd day of June, 1981.

NOTARY PUBLIC

My Commission expires: April 18, 1982

G.4.48 63

IDENTIF. REFERENCE

JUN 5 8 45 AM '81

FELIX Z. WHITESIDE, REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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
			42396.69- CO	
			110.24 MO TX	
	VD		110.24- MO TX	
			110.24 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	116.74-
		9453A06/05/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.4863

T
IDENTIF. REFERENCE

JUN 5 8 45 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 825604