| NEW OWNERS | SEND TAXES |
|---|---|
| H. E. Dixon, Jr. | Same |
| 2022-Jefferson Street | Same |
| Nashville, Tennessee 37208 | Same |

Map 91-8
Par 76 Ja

DEED BY TRUSTEE

BOOK 5787 PAGE 792

KNOW ALL MEN BY THESE PRESENTS, WHERE as Mrs. Lillie C. Osborne, an unmarried woman executed a Deed of Trust dated April 11, 1978, and registered in the register's office of Davidson County, Tennessee in Book 5284, Page 382, conveying to me in trust, with power to sell a certain tract or parcel of land situated and lying in Davidson County, Tennessee, described as follows:

Being Lot No. 52 on the Map of L. H. Davis Subdivision of Lot No. 41 of the Clifton Plan of record in Book 57, Page 100, Register's Office for Davidson County, Tennessee

Said Lot No. 52 fronts 50 feet on the easterly side of 43rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mrs. Lillie C. Osborne by deed from H. E. Dixon, Jr. and wife Joyce A. Dixon of record in Book 5284, Page 382, Register's Office for Davidson County, Tennessee.

Which Trust Deed was made to secure a lien debt, on said property, the conditions there in contained a power to me to sell said land in case payments were not made according to terms in said Trust Deed. Said payments not being made according to said term, I proceeded, according to the terms of said Trust Deed, to advertise and sell the land at Public Sale, and struck it off and sold same to H. E. Dixon Jr and wife Joyce A. Dixon .

for $ 10,797.85 that being the highest and best bid.

Therefore in consequence of the premise and power vested in me by said Trust Deed and in consideration of the sum of $ 10,797.85 to me in hand paid, the receipt of which is hereby acknowledged, I as trustee, as aforesaid do hereby convey and transfer to the said H. E. Dixon Jr and wife Joyce A. Dixon , their heirs and assigns forever, all the rights, title and estate vested in me by said deed of Trust to the above described Land.

TO HAVE AND TO HOLD to the said H. E. Dixon Jr and wife Joyce A. Dixon , heirs and assigns all the rights and benefits of the covenant and warranty in said deed of trust to me contained, in as full and ample a manner as under it I can or should do, but I convey and assign as trustee, and not otherwise.

Said Sale made Subject to all unpaid tax and any other pior claims or liens of record.

WITNESS my hand this 14th day of August, 1981

J. T. McClellan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5787 PAGE 793

Personally appeared before Gwendolyn M. Green a Notary Public in and for said County and State, the with in named, J. F. McClellan Trustee, the bargainor with whom I am personally asquainted, and who acknowleged that he executed the within instrument for the purpose there in contained.

WITNESS my hand and official seal at Nashville, Tennessee this 14th day of August, 1981.

Gwendolyn M. Green
NOTARY PUBLIC

My Commission expires: 1-18-82

This is improved property-1026-43rd Avenue North, Nashville, Tennessee, 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value-for this transfer is $ 10,792.85.

Subcribed and Sworn to before me this 14th day of August, 1981.

J. F. McClellan
J. F. McClellan, Trustee

Gwendolyn M. Green
NOTARY PUBLIC

My Commission expires 1-18-82

THIS DEED WAS PREPARED BY:
ATTY. J. F. McCLELLAN
2022-JEFFERSON STREET
NASHVILLE, TENNESSEE 37208

RUSH

AUG 26 12 19 PM '81
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

G 5 7 3 3 0

08/26 34.55 CASH

4812 2187

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5787 PAGE 794

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

| | | |
|---|---|---|
| | 10797.65- | CO |
| | 28.08 | CO TX |
| | .50 | PRFEE |
| | 6.00 | WDEED |
| | CASH | 34.58= |
| 4812A08/26/81 | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G 5 7 3 3 0

IDENTIF. REFERENCE

AUG 26 12 19 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 840430