TRUSTEE'S DEED

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel:
JAMES L. HOWARD et ux	NEW OWNERS	MAP 105-4
3427 Hopkins Lane		PARCEL 270
Nashville, Tennessee 37215		FB# BH-00475

WHEREAS, by Installment Deed dated August 31, 1977, of record in Book 5196, page 306, Register's Office for Davidson County, Tennessee, WARREN ASHLEY, d/b/a ASHLEY CONSTRUCTION COMPANY conveyed the property herein described to JAMES L. HOWARD, TRUSTEE, to secure the payment of an indebtedness therein mentioned and described; and,

WHEREAS, default was made in the payment of said indebtedness secured by said Installment Deed and in the performance of the other covenants and agreements contained in said Note and Installment Deed, and JAMES L. HOWARD and wife, MARTHA D. HOWARD, the lawful owners and holders of said indebtedness having declared all the unpaid installments, principal, interest due thereon and costs due and then payable, called upon the undersigned TRUSTEE to exercise the power of sale conferred upon the undersigned TRUSTEE by and in said Installment Deed, and to sell the hereinafter described property; and,

WHEREAS, pursuant to the terms and conditions of said Installment Deed, I, JAMES L. HOWARD, TRUSTEE, did give notice as required by law and the terms of the said Installment Deed of the time and place of sale by publication in The Nashville Record, a newspaper of general circulation published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on January 28, 1982, February 4, 1982 and February 11, 1982, respectively; and,

WHEREAS, pursuant to said notice, I, JAMES L. HOWARD, TRUSTEE, did offer said property for sale at public outcry to the highest and best bidder for cash and in bar of the right of equity of redemption and homestead on Friday, the 19th day of February, 1982 at Twelve O'Clock Noon, at the front door of the Courthouse in Nashville, Davidson County, Tennessee; WHEN AND WHERE, JAMES L. HOWARD and wife, MARTHA D. HOWARD, being the highest, best and last bidder became the purchaser.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, the sum of Ten Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, JAMES L. HOWARD, TRUSTEE, the GRANTOR, do hereby sell, transfer and convey unto

JAMES L. HOWARD and wife, MARTHA D. HOWARD

_____, the Grantee(s), their

heirs and assigns, in bar of equities of redemption, dower and homestead, the following described real estate in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 112, 113 and 114 on the Map of George I. Waddey's Subdivision of Westwood, of record in Plan Book 332, page 99, Register's Office for said County.

Said Lot No. 112 fronts 27 feet on the westerly side of 5th Avenue South, extended, and runs back 165 feet on the southerly line, and 180.3 feet on the northerly line, along the southerly margin of Craighead Avenue or Street, to an alley, measuring 99 feet thereon.

Said Lots Nos. 113 and 114 front 50 feet each on the westerly side of 5th Avenue, South, extended, and run back between parallel lines 165 feet to an alley in the rear.

EXCLUDED from the tract above described are the following two (2) tracts or parcels of land:

TRACT I:
Land in Davidson County, Tennessee, being part of Lots Nos. 112, 113 and 114 on the Plan of George I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for said County, described as follows:

Beginning at a point, said point being at the southwest corner of 5th Avenue South and Craighead Street; thence, south 15 degrees 16' East 130 feet along the west dedicated right-of-way of 5th Avenue South to a point; thence, south 76 degrees 44' West, 48.3 feet to a point on the westerly proposed right-of-way of Interstate Highway Route I-65; thence, North 05 degrees 53' East, 138 feet along said west close right-of-way line to the point of beginning.

Being the same property conveyed to the State of Tennessee, by deed from Central Construction Company, Inc., of record in Book 4376, page 303, Register's Office for said County.

TRACT II:
Land in Davidson County, Tennessee, being a strip or parcel of land comprising part of Lot No. 112 on the Map of George I. Waddey's Subdivision of Westwood, of record in Plan Book 332, page 99, Register's Office for said County, and described as follows:

Beginning at the point where the west margin of I-65 intersects the present south margin of Craighead Street; thence, southwardly 10.65 feet along the west margin of I-65 to a point on the new relocated south margin of Craighead Street; thence, northwestwardly 176.02 feet along the new relocated south margin of Craighead Street to a point on the east margin of a 15-foot alley; thence, northwardly 11.82 feet along said margin of a 15-foot alley to a point on the present south margin of Craighead Street; thence, southeastwardly 180.3 feet along the present southerly margin of Craighead Street to the point of beginning.

Being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from Central Construction Company, Inc., of record at Book 4442, page 143, Register's Office for said County.

Said tract, less the parcels above described as Tracts I and II, comprises all the same property conveyed to Ashley Construction Company by Installment Deed from James L. Howard and wife, Martha D. Howard of record at Book 5196, page 306, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same unto the said GRANTEE(S), their heirs and assigns, forever. I, JAMES L. HOWARD, TRUSTEE, do covenant that I have full power and lawful authority to sell and convey the said real estate as herein set out; that

the Installment Deed governing my power and authority recited that the title thereto was clear, free and unencumbered as of its date except as stated therein; and I will forever warranty the same against the lawful claims of any and all persons holding by, through, or under me, but I make these covenants and warranties as TRUSTEE and not otherwise; and said property was sold and is hereby conveyed subject to:

1. Any and all unpaid taxes and assessments.

2. Restrictions, easements, setback lines and other limitations as may affect the property.

3. Such state of facts as an accurate survey of the premises would disclose.

4. Any portion of the premises embraced within the bounds of any roads or highways, streams, creeks or rivers, and the right of flow of the same.

IN WITNESS WHEREOF, I, JAMES L. HOWARD, TRUSTEE, do hereunto set my hand on this 22nd day of February, 1982.

RUSH

James L. Howard
JAMES L. HOWARD, TRUSTEE

FILED
1982 FEB 25 PM 1:02
REGISTER'S OFFICE
DAVIDSON COUNTY, TN
IDENTIF. REFERENCE
$ 0.70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the above written County and State, did personally appear the same JAMES L. HOWARD, TRUSTEE, with whom I am personally acquainted, and to me know, and who to me acknowledged that he executed the within instrument, said execution as his free act and deed, and for the purposes therein contained.

In witness whereof, I have hereunto set my hand and official seal at Nashville, Tennessee, on this 22nd day of February, 1982.

My commission expires: 4/22/84

Barbara McBee
NOTARY PUBLIC

BARBARA McBEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:

Marbut Glenn Gaston, Jr.
Attorney at Law
2211 Crestmoor Road
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this Transfer, is: $55,000.00

AFFIANT

Sworn to and subscribed before me this the 25th day of February, 1982.

Barbara McBee
NOTARY PUBLIC

03/04 152.50 - CHECK

5413

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 5857 PAGE 917

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
			58000.00- .10	
			145.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	152.50-
5413A03/04/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

C 8 U 9 7 6

IDENTIF. REFERENCE

MAR 4 3 12 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 869828