This Instrument Was Prepared By

Phillip Saindon (gjj)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A.H. Brewer & Guy Wallace, Jr.	Same	60A28233
(NAME:)	(NAME:)	133-3-17
2220 Foster Ave		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37216		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5868 PAGE 355

TRUSTEE'S DEED

WHEREAS, by installment deed dated April 17, 1981, of record in Book 5735, page 447, Register's Office for Davidson County, Tennessee, Daniel Griffin and wife, Barbara Griffin conveyed the property hereinafter described to Phillip Saindon, Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, default was made in the payment of the said indebtedness and in performance of the other covenants and agreements contained in said instrument, and A. H. Brewer and Guy Wallace, Jr., the lawful owners and holders of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and

WHEREAS, the said Phillip Saindon, Trustee, 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 three consecutive weeks or twenty days, one insertion of said advertisement appearing in each of the issues of said newspaper on March 4, March 11, and March 18, 1982, respectively; and

WHEREAS, pursuant to said Notice, I, the undersigned, Phillip Saindon, Trustee did offer said property for sale at public outcry to the highest bidder for cash in hand, and in bar of the right of equity of redemption and homestead, and subject to any and all unpaid taxes and to all other encumbrances, restrictions and easements which

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $26695.58

Subscribed and sworn to before me, this the 31 day of March 1982

Affiant

My commission expires: 4-23-83 (Affix Seal)

Notary Public

04/01 78.32 MAIL

9795

are of record or may affect title to the said premises, on Wednesday, March 31, 1982 at 12:00 o'clock noon at the south door of the Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale A. H. Brewer and Guy Wallace, Jr. was the highest and best bidder, the amount of their bid being TWENTY-SIX THOUSAND SIX HUNDRED EIGHTY-FIVE AND 58/100 ($26,685.58) DOLLARS, and the said A. H. Brewer and Guy Wallace, Jr. being the holder of the indebtedness secured by said installment deed, together with the expense of said sale amounting to more than said bid, accordingly he was not required to pay any cash to the Trustee, except the expense of said sale.

NOW, THEREFORE, in consideration of the premises, I, Phillip Saindon, Trustee, have bargained and sold and by these presents do transfer and convey unto A. H. Brewer and Guy Wallace, Jr., their heirs and assigns, the following described property situated in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of A. H. Brewer Subdivision as of record in Book 5210, page 354, Register's Office for Davidson County, Tennessee more particularly described as follows:
>
> Beginning at a point in the northerly margin of Antioch Pike, said point being the common southerly corner of Lots 1 and 2; thence north 0 deg. 04' 00" east 138.14 feet to a point; thence north 89 deg. 50' 07" east 60 feet to an iron pin in the westerly margin of South Lake; thence along the westerly margin of South Lake in a southerly direction a distance of 112.34 feet; thence in an arc in a southwesterly direction to a point in the northerly margin of Antioch Pike a distance of 37.61 feet; thence along the northerly margin of Antioch Pike in a westerly direction a distance of 36.95 feet to the point of beginning.
>
> Being the same property conveyed to Daniel Griffin and wife, Barbara Griffin by deed from A. H. Brewer and Guy Wallace, Jr. of record in Book 5735, page 447, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all unpaid taxes which are a lien against said property at the time of sale.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said A. H. Brewer and Guy Wallace, Jr., their heirs and assigns, forever.

IN TESTIMONY WHEREOF the undersigned, Phillip Saindon, Trustee hereunto set his hand this the 31 day of March, 1982.

Phillip Saindon, Trustee
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dennis A. Bedford, a Notary Public in and for said County and State, the within named Phillip Saindon, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, on the 31st day of March, 1982.

Dennis A. Bedford
Notary Public at Large

My commission expires:

4-23-83

G 8.5 4 7.9

IDENTIF. REFERENCE

APR 1 9 10 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5868 PAGE 358

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
			26685.58- CO	
			69.42 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	78.92-
9795A	04/01/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8.5 4 7.9

IDENTIF. REFERENCE

APR 1 9 10 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 874028