Address of New Owner:

Annie Lou Foster
Addie Lee Sanders
616 Comet Drive
Nashville, Tennessee 37209

Send tax bills to new owners

Prepared by:

Phillip E. Kirk,
Attorney at Law
338-46th Avenue North
Nashville, Tennessee 37209

Map and Parcel
91-7-77
12W-15890

BOOK 5898 PAGE 451

T R U S T E E ' S D E E D

WHEREAS, default was made in the terms, conditions and payments made and provided for in an installment deed dated September 26, 1974, executed by Mavis Ruth Bly to David B. Herbert, Trustee, of record in Book 4857, page 885, Register's Office for Davidson County, Tennessee, and,

WHEREAS, Phillip E. Kirk was appointed Successor Trustee by an instrument recorded in Book 5883, page 71, said Register's Office, and,

WHEREAS, the entire indebtedness was declared due and payable and payment not having been made as demanded; and said Successor Trustee, having been requested so to do by the lawful owners and holders of the indebtedness secured by said installment deed, I, Phillip E. Kirk, Successor Trustee, caused said real estate to be advertised in accordance with the provisions of said installment deed by three weekly publications appearing in the NASHVILLE RECORD in the 13th, 20th, and 27th days of May, 1982, advertising that said real estate would be sold at 12:00 o'clock noon on Wednesday, June 9, 1982 at the South door of the Courthouse of Davidson County, Tennessee in Nashville, to the highest bidder for cash, free from all equities of redemption, homestead and dower and all other exemptions of every kind and nature, all of which were expressly waived in said installment deed but subject to any and all taxes which might be a lien upon said real estate; and at the time and place stated in said advertisements, I, Phillip E. Kirk, Successor Trustee, personally appeared and offered said property for sale at public outcry. The highest, best and last bid received was the sum of $7,500.00 by Annie Lou Foster and Addie Lee Sanders of Nashville, Tennessee, to whom said property was sold.

NOW, THEREFORE, in consideration of the premises and sum of $7,500.00 paid by the said Annie Lou Foster and Addie Lee Sanders of Nashville, Tennessee, by crediting said sum against the indebtedness secured by said installment deed, I, Phillip E. Kirk, Successor Trustee, have this day bargained and sold and by these presents do transfer and convey unto Annie Lou Foster and Addie Lee Sanders, their successor and assigns a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being the west 20 feet of Lot No. 811, all of Lot No. 813 and the east 15 feet of Lot No. 815 of Block 141, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.
>
> Said lot and parts of said lots adjoin and front together 60 feet on the northerly side of Kentucky Avenue and run back between parallel lines, 150 feet to an alley.
>
> Reference is made for prior title to Book 4857, page 885 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the estate, appurtenances, title and interest thereto belonging to Annie Lou Foster and Addie Lee Sanders of Nashville, Tennessee, their successors and assigns forever. And I covenant with the said Anne Lou Foster and Addie Lee Sanders of Nashville, Tennessee, that I am lawfully seized and possessed of said real estate as Successor Trustee only and by the terms of the above mentioned installment deed, have a good right to sell and convey same; and the same is unencumbered except as hereinabove set out. I further covenant and bind myself, my successors and assigns to warrant and forever defend the title to said real estate to Annie Lou Foster and Addie Lee Sanders of Nashville, Tennessee, their successors and assigns, against the lawful claims of all persons claiming by or through me as Successor Trustee, but no further or otherwise.

Witness my hand this 15th day of June, 1982.

Phillip E. Kirk
Successor Trustee

State of Tennessee)
County of Davidson)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Phillip E. Kirk, the bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 1982.

Thomas F. Hellbrigge Jr.
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 7-21-84

State of Tennessee)
County of Davidson)

The actual consideration of this transfer is $7,500.00.

Phillip E. Kirk

My Commission Expires: 7-21-84

Thomas F. Hellbrigge Jr.
Notary Public

NOTARY PUBLIC AT LARGE

G 9 5 6 8 8
IDENTIF. REFERENCE
JUN 15 2 19 PM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

06/15 25.00 CHECK

2727

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

RECEIVED OF _____

FOR BOOK 5898 PAGE 453

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
			7500.00- CO	
			19.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	26.00-
2727A	06/15/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

C 9 5 6 8 8

IDENTIF. REFERENCE

JUN 15 2 15 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 886478