THIS INSTRUMENT PREPARED BY:

Samuel B. Schlanger
Attorney at Law
1906 South Street
Nashville, Tennessee 37212

This is improved property known as 3618 Wilbur Place, Nashville, Tennessee 37204.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
POLLYANNA A. JONES	SAME	MAP 118-13
(NAME:)	(NAME:)	
RT 2, BOX 443		PAR 198
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MURFREESBORO, TN 37130		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5899 PAGE 428

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 5, 1982, of record in Book 5851, page 187, Register's Office for Davidson County, Tennessee, Larry Burgess conveyed the property hereinafter described to Joseph B. Pitt, Jr., Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, the said Joseph B. Pitt, Jr. was unable to act as Trustee under said Deed of Trust, and Samuel B. Schlanger was appointed Successor Trustee by an instrument in writing recorded in Book 5887, page 140, Register's Office for Davidson County, Tennessee; 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 Pollyanna A. Jones, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Successor Trustee to exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and

WHEREAS, the said Samuel B. Schlanger, Successor 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 May 27, June 3, and June 10, 1982, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Samuel B. Schlanger, Successor 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, on Thursday, June 17, 1982, at 12:00 o'clock noon at the south door of the Court House in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale Pollyanna A. Jones was the highest and best bidder, the amount of her bid being in the sum of Forty-six Thousand Seven Hundred Ninety-four and 09/100 Dollars ($46,794.09), which bid included the expense of sale, and the said Pollyanna A. Jones being the holder of the indebtedness secured by said Deed of Trust, accordingly she was not required to pay any cash to the Successor Trustee except the expense of said sale not already advanced by her.

NOW, THEREFORE, in consideration of the premises, I, Samuel B. Schlanger, Successor Trustee, have bargained and sold by these presents do transfer and convey unto Pollyanna A. Jones, the following described real property situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the plan of Green Acres Subdivision, as of record in Book 1424, page 21, Register's Office for said County.

3215

Said Lot No. 31 fronts 80 feet on the east side of Wilbur Place and extends back on its south line 135.2 feet to a line, and on its north line 138.5 feet to a line in the rear and measures 80 feet thereon.

Being the same property conveyed to Joseph B. Pitt, Jr., Trustee, by Deed of Trust from Larry Burgess of record in Book 5851, page 187, Register's Office for said County; and the said Joseph B. Pitt, Jr. being unable to act as Trustee under said Deed of Trust and Samuel B. Schlanger having been appointed Successor Trustee by an instrument of record in Book 5887, page 140, said Register's Office.

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 Pollyanna A. Jones, her heirs and assigns forever.

I, Samuel B. Schlanger, Successor Trustee, under said Deed of Trust do hereby transfer, assign and convey unto the said Pollyanna A. Jones, her heirs and assigns, all of the right title and interest in and to said property vested in me, and which I have the right to transfer, in as full and ample manner as I, as Successor Trustee, under said Deed of Trust, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned Samuel B. Schlanger, Successor Trustee, has hereunto set his hand this the 17TH day of June, 1982.

Samuel B. Schlanger

JUN 17 12 17 PM '82
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

REFERENCE

G 9 6 0 7 7

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kay Nelson a Notary Public in and for said County and State, the within named Samuel B. Schlanger, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Successor Trustee, executed the within named instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 17 day of June, 1982.

Kay Nelson
NOTARY PUBLIC

My Commission Expires: April 22 1984

STATE OF TENNESSEE)
(
COUNTY OF DAVIDSON)

The actual consideration or value which ever is greater, for this transfer is $ 46,794.09

Samuel B. Schlanger
AFFIANT

Subscribed and sworn to before me, this the 17TH day of JUNE, 1982.

Kay Nelson
NOTARY PUBLIC

My Commission Expires: April 22 1984

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5899 PAGE 430

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
			40754.39- CO	
			121.85 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	128.15-
32152	06/17/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.9 6 0.7.7.

IDENTIF. REFERENCE

JUN 17 12 17 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 886947