OFFICIAL RECEIPT

82-7-539K

This instrument prepared by:

FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 5901 PAGE 208

Address New Owner(s) as Follows: James E. Ward
420 Marina Street
Nashville, Tennessee

Send Tax Bills To: same

Map Parcel No.:

TRUSTEE'S DEED

This instrument made and entered into on this the 24th day of June, 1982, by and between Robert N. Buchanan, III, Trustee, hereinafter called "Trustee" and James E. Ward, hereinafter called "Buyer"; and

WHEREAS, by Installment Deed dated the 8th day of August, 1977, of record in Book 5181, page 501, Register's Office for Davidson County, Tennessee, Lone Star Coal, Inc. conveyed to Robert N. Buchanan, III, Trustee, the hereinafter described real estate, to secure payment to Breeko Industries, Inc. of a Note dated August 8, 1977, in the original principal amount of Thirty-Six Thousand Dollars ($36,000); and

WHEREAS, the indebtedness secured by said Installment Deed became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Installment Deed declared the Installment Deed and Note to be in default, and twenty-one (21) days notice was given of such default in the manner required by the terms of said Installment Deed, and following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Installment Deed directed the Trustee to sell the property held as security under the Installment Deed as provided therein, and the Trustee caused notice to be published in the Nashville Record that the property would be sold at 12:00 o'clock noon on Thursday, June 24, 1982, at the south (front) door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on as required by law; and

WHEREAS, the Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to James E. Ward, at the price of Twelve Thousand Eight Hundred Dollars ($12,800), this being the highest, last and best bid.

NOW, THEREFORE, I, Robert N. Buchanan, III, Trustee as aforesaid, in consideration of the premises and the sum of Twelve Thousand Eight Hundred Dollars

($12,800), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto James E. Ward, his heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee being Lot No. 3 on the Plan of James E. Ward's resubdivision of Lots 19 thru 30 inclusive and part of Lot 31 on the Plan of W. L. Foster's second addition of record in Plat Book 5200, page 156, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 13 fronts 320.32' on the southerly side of Marina Street and extends back 200.53' on the westerly side and 200.09' on the easterly side to a line being the common line with Lot No. 2 and measuring 250.82' thereon.
>
> Being the same property conveyed to Alden Ward by Quitclaim Deed from James E. Ward Painting and Drywall, Incorporated of record in Book 5875, page 730, said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto James E. Ward, his heirs, successors and assigns, in fee simple forever, and in bar of all right or equity of redemption and Robert N. Buchanan, III, as Trustee, does hereby transfer, assign and set over to JAMES E. WARD all of the covenants and warranties contained in the aforesaid Installment Deed and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Installment Deed under which said foreclosure was held or which affect the land herein conveyed.

(6) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(7) Rights or claims of parties in possession.

(8) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

OFFICIAL RECEIPT

BOOK 5904 PAGE 209

WITNESS the signature of the Trustee on this the day and date first above written.

Robert N. Buchanan III
ROBERT N. BUCHANAN, III, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sallie G. Smylie, a Notary Public of the State and County aforesaid, personally appeared ROBERT N. BUCHANAN, III, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of June, 1982.

Sallie G. Smylie
Notary Public

My commission expires:

1/20/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Twelve Thousand Eight Hundred Dollars ($12,800).

Affiant

Subscribed and sworn to before me this the 24th day of June, 1982.

Notary Public

My commission expires:

G.9.7562

IDENTIF. T. REFERENCE

JUN 28 3 47 PM '82

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

BRG/6-24-82

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

RECEIVED OF _____

FOR _____

BOOK 5904 PAGE 209

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
			12800.00- CO	
			33.28 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	42.78-
5131	A06/28/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 9. 7 5 6 2

IDENTIF. REFERENCE

JUN 28 3 47 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 888788