THIS INSTRUMENT PREPARED BY:
Gracey, Maddin, Cowan & Bird
100 Court Square Building
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM:

Joe B. Webb, Trustee

TO:

D. B. Tune

OWNER'S SEND TAX BILLS TO:

D. B. Tune
914 North First Street
Nashville, Tennessee 37207

MAP & PARCEL NO: 71-14-17

BOOK 5915 PAGE 213

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $800.00.

Joe B. Webb
AFFIANT

Subscribed and sworn to before me this the 11th day of March, 1982.

Margie DeMoss
NOTARY PUBLIC

Commission Expires: 4/22/84

DEED

WHEREAS, JAMES HARRIS, by the terms and conditions contained in a certain installment deed dated December 6, 1975, executed by Dora Marsh to James Harris conveyed in said instrument certain real property therein described to Joe B. Webb, Trustee, for the purpose of securing a certain Promissory Note executed to the said Dora Marsh, of even date therewith, and also to secure interest to accrue on same, attorney's fees, trustee's commissions, and costs of foreclosure as provided therein, said Installment Deed being of record in Book 5000, page 244, Register's Office of Davidson County, Tennessee; and

WHEREAS, the said Dora S. Marsh died on June 1, 1978, and on August 6, 1979, Holly R. Caldwell was appointed by the Probate Court for Davidson County, as Executrix; and

WHEREAS, the indebtedness secured by said Installment Deed was not paid according to the terms and conditions of the same, and pursuant to the authority vested in said Installmend Deed, the Executrix, for and on behalf of the estate, declared the entire indebtedness immediately due and payable, and the said Joe B. Webb, Trustee, at the request of Holly R. Caldwell, Executrix, thereupon advertised said property for sale in accordance with the terms and provisions of said Installment Deed, in the Nashville Record, a newspaper published in Davidson County, State of Tennessee, naming the 11th day of March, 1982, at 12:00 Noon, at the front door of the Courthouse in Davidson County, Tennessee, located in the City of Nashville, in said county and state, as the time and place of sale; and

WHEREAS, the said Joe B. Webb, Trustee, appeared at the place mentioned in said advertisement, on March 11, 1982, at 12:00 Noon, and offered said land for sale, to the highest bidder for cash, subject to all unpaid taxes, in accordance with the terms and conditions of said Installment Deed, at which time D. B. Tune, appeared and bid the sum of EIGHT HUNDRED and No/100 DOLLARS ($800.00), being the only bidder for said real estate described in said Installment Deed, which bid, being the highest and best and last bid made, was duly accepted by Joe B. Webb, Trustee, and the property was struck off and sold to the said D. B. Tune, subject to all unpaid taxes against the property.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, and of the said sum of EIGHT HUNDRED and No/100 DOLLARS ($800.00), which has been credited to the above indebtedness mentioned in said Installment Deed, interest on same and costs of foreclosure, I, JOE B. WEBB, TRUSTEE, as aforesaid, have bargained and sold, and do hereby convey unto the said D. B. TUNE, his heirs and assigns, the following described real property, to-wit:

Land in Davidson County, Tennessee: BOOK 5915 PAGE 214

Being Lot No. 21 on the Plan of W. G. Bush's Subdivision as of record in Book 421, Page 24, Register's Office for said County.

Said Lot No. 21 fronts 50 feet on the easterly side of Katie Avenue, and runs back between lines, 171.7 feet on the northerly line and 169.5 feet on the southerly line to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to James Harris by deed from Dora Marsh of record in Book 5000, Page 244, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land to the said D. B. TUNE, his heirs and assigns, in fee simple, forever.

The said JOE B. WEBB, TRUSTEE, transfers and conveys unto the said D. B. TUNE, his heirs and assigns, all of the rights and benefits of the warranty and all of the covenants contained in said Installment Deed in as full a manner as he can or should convey, but not otherwise.

This conveyance is made subject to all unpaid taxes.

This 11th day of March, 1982.

Joe B Webb

Joe B. Webb, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Margie DeMoss, a Notary Public in and for said County and State, the within named JOE B. WEBB, TRUSTEE, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of March, 1982.

Margie DeMoss

NOTARY PUBLIC

My Commission Expires: 4/22/84

H01230

IDENTIF. REFERENCE

JUL 28 12 05 PM '82

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5915 PAGE 215

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
			80.00- CO	
			2.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	8.50-
			9842867/26/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O.I. 230

IDENTIF. REFERENCE

JUL 28 12 05 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 893322