Prepared by: J. M. Grissim
1400 American Trust Building
Nashville, Tennessee 37201

BOOK 5919 PAGE 864

New Owner:	Send Tax Bills To:	Map/Parcel No.
Maurice Karr 6319 Charlotte Pike Nashville, TN 37209	Same	118-1-335

TRUSTEE'S QUITCLAIM DEED

WHEREAS, by an Installment Deed, dated November 7, 1969, of record in Book 4396, page 930 an re-recorded in Book 4411, page 915, Register's Office for Davidson County, Tennessee, Elmore L. Evans and wife, Martha L. Evans conveyed to Elkin Garfinkle, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, J. M. GRISSIM was appointed Substitute Trustee by instrument recorded in Book 5902, page 561, Register's Office for Davidson County, Tennessee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Installment Deed, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested J. M. Grissim, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, J. M. Grissim, Substitute Trustee, did give twenty days' notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in the County where the land herein described is situated, said advertisement appearing under the dates of July 1, July 8 and July 15, 1982, stating that on July 23, 1982, at the South door of the Court House in Nashville, Davidson County, Tennessee, at 12:00 NOON, said property herein described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Installment Deed; but subject to any and all unpaid taxes and all other restrictions, easements and prior encumbrances which are of record and may affect title to the premises; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, J. M. Grissim, Substitute Trustee, offered said property for sale at public outcry and sold said property to Maurice Karr, Trustee, with full power to sell, transfer, assign, mortgage or convey without joinder of any beneficiary, for the sum of Six Thousand Five Hundred and no/100 ($6,500.00) Dollars, which amount was the highest, best and last bid.

NOW, THEREFORE, in consideration of the sum of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, J. M. Grissim, Substitute Trustee, do hereby bargain, sell and quitclaim, and by these presents transfer and convey unto the said Maurice Karr, Trustee, with full power to sell, transfer, assign, mortgage or convey without joinder of any beneficiary (hereinafter referred to as "Grantee"), his successors and assigns, the following described parcel of land located in the County of Davidson, State of Tennessee, as follows:

Being Lot No. 22 on the Map of L. G. Noel's Plan of Idlewild, as of record in Book 161, page 120, Register's Office for said County.

Said Lot No. 22 fronts 50 feet on the northerly side of Halcyon Avenue and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Elmore L. Evans and wife, Martha L. Evans, by deed of record in Book 4396, page 930 and re-recorded in Book 4411, page 915, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever, but subject to any and all unpaid taxes and the aforementioned indebtedness secured by said Installment Deed.

And I do further transfer, assign and quitclaim unto said Grantee all the rights and benefits of the covenants and warranties in said Installment Deed in as full and ample manner as under it I can or should do, but I convey, assign and quitclaim as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this the 26th day of July, 1982.

J. M. Grissim

J. M. Grissim, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. M. Grissim, Substitute 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 26th day of July, 1982.

Theresa Mitchell

Notary Public

My commission expires: February 26, 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ None.

Affiant

Subscribed and sworn to before me on this 27 day of July, 1982.

W. Wiseman

~~Notary Public~~
~~My commission expires:~~

RUSH

H 02607

IDENTIF. REFERENCE

Aug 4 10 00 AM '82

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN