OFFICIAL RECEIPT

THIS INSTRUMENT WAS PREPARED BY:
J. C. DALE, JR., ATTORNEY
Suite 205, Ambrose Building
162 Fourth Avenue, North
Nashville, Tennessee 37219

BOOK 5926 PAGE 561

ADDRESS NEW OWNER AS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Lemont Curry, Trustee 1405 Linden Nashville, Tenn. 37212	SAME	Map 105-1 Parcel 218

TRUSTEE'S DEED

WHEREAS, by an Installment Deed dated the 15th day of May, 1980 and recorded in Book 5602, Page 763, Register's Office for Davidson County, Tennessee, **SCARRITT COLLEGE FOR CHRISTIAN WORKERS** conveyed to **LEMONT CURRY, TRUSTEE** the real property hereinafter described, and **LEMONT CURRY, TRUSTEE** executed as part consideration for said conveyance his Installment Note in the principal amount of $40,000.00 payable to **SCARRITT COLLEGE FOR CHRISTIAN WORKERS** and secured by Vendor's Lien retained in trust conveyance in said Installment Deed; and

WHEREAS, by Installment Deed recorded May 16th, 1980 in Book 5602, Page 941 said Register's Office, **LEMONT CURRY, TRUSTEE** conveyed the said property to **JAMES W. CLAY AND WIFE, PERLIE L. CLAY**, and said Grantees assumed and agreed to pay the said Installment Note of **LEMONT CURRY, TRUSTEE** to **SCARRITT COLLEGE FOR CHRISTIAN WORKERS** and in said Installment Deed recorded in Book 5602, Page 941 conveyed the described property to **J. C. DALE, JR., TRUSTEE** to secure the payment of the consideration for such conveyance from **LEMONT CURRY, TRUSTEE**; and

WHEREAS, default was made by the said **JAMES W. CLAY AND PERLIE L. CLAY** in the payment of the monthly installments of said $40,000.00 note to **SCARRITT COLLEGE FOR CHRISTIAN WORKERS**, which default has caused **LEMONT CURRY, TRUSTEE** to make the defaulted payments in order to keep the note to **SCARRITT COLLEGE** from becoming in default; and the said **JAMES W. CLAY AND PERLIE L. CLAY** have failed to reimburse said **LEMONT CURRY, TRUSTEE** for the payments so made; and accordingly, at the request of **LEMONT CURRY, TRUSTEE**, being lawfully entitled to reimbursement under said Installment Deed, and by virtue of the powers vested in the undersigned as **TRUSTEE** in said Installment Deed, the undersigned did

OFFICIAL RECEIPT

advertise the hereinafter described real property as required by the terms of said Deed of Trust of record in Book 5602, Page 763 said Register's Office giving twenty (20) days notice by three (3) publications of the notice by said **TRUSTEE** of said Trustee's Sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, said notices having appeared in said paper on the 22nd and 29th days of July and the 5th day of August, 1982, and said property being advertised for sale at public outcry to the highest and best bidder for cash free from the equity of redemption, homestead, dower and all other exemptions as expressly waived in said Installment Deed and trust conveyance, subject however to the balance owing on said Promissory Note to **SCARRITT COLLEGE FOR CHRISTIAN WORKERS** which will be assumed by the purchaser and to any unpaid property taxes.

Pursuant to and in accordance with said advertisement the undersigned **J. C. DALE, JR., TRUSTEE** did on Friday, August 13th, 1982 at 12:00 o'clock Noon at the Front Door of the Courthouse in Nashville, Davidson County, Tennessee, offer for sale at public auction to the highest and best bidder for cash the hereinafter described real estate and in bar of the herein described equities as provided in said Installment Deed and at which time after soliciting for competitive bids sold said property to **LEMONT CURRY, TRUSTEE** subject to the balance of $39,425.74 owing to **SCARRITT COLLEGE FOR CHRISTIAN WORKERS**, the unpaid Metropolitan Property Taxes for the year 1981 with penalty and interest amounting to $779.51, the accrued Metropolitan Property Taxes for the year 1982 amounting to $425.25 to the date of sale, on his bid of $3,000.00 which was the highest, best and only bid received at the sale. The amount bid was not sufficient to cover the indebtedness for advanced payments made by **LEMONT CURRY, TRUSTEE** totalling $3,150.00 and the expenses of sale including the **TRUSTEE'S** fee and advertising totalling $406.00.

NOW, THEREFORE, for and in consideration of the premises the undersigned **J. C. DALE, JR., JR., TRUSTEE**, does hereby sell, transfer, deliver and convey to **LEMONT CURRY, TRUSTEE** in fee simple,

OFFICIAL RECEIPT

subject to the unpaid balance owing on the Note to **SCARRITT COLLEGE** and the unpaid Metropolitan Property Taxes for 1981 and 1982, and in bar of all equities hereinbefore mentioned the following described parcel of land in Nashville, Davidson County, Tennessee more particularly described as follows:

> Being Lot No. 60 in Boyd Ament Tract, a plan of which is of record in Book 21, Page 83, Register's Office for said County.
>
> Said Lot No. 60 fronts 50 feet on the north side of Edgehill Avenue, formerly Jackson or Pendleton Street, and extends back between parallel lines 168 feet to an alley.
>
> Being the same property conveyed by deed of Lemont Curry, Trustee to James C. Clay and wife, Perlie L. Clay recorded in Book 5602, Page 941, Register's Office for Davidson County, Tennessee.
>
> Said property is improved and known as 1416 Edgehill Avenue, Nashville, Tennessee 37212.

The undersigned **J. C. DALE, JR., TRUSTEE** does hereby convey to **LEMONT CURRY, TRUSTEE** all rights vested in him as **TRUSTEE** under said Installment Deed of **JAMES W. CLAY AND WIFE, PERLIE L. CLAY**, including such covenants and warranties as he may lawfully make as **TRUSTEE.** All actions of the undersigned **TRUSTEE** are done solely in his capacity as **TRUSTEE** and not otherwise and under the power vested in him under the said Installment Deed wherein he was appointed which is herein referred to, and not as an individual or otherwise. This sale is made subject to any restrictive covenants, easements, setback lines and any and all other prior liens and encumbrances against the property whether herein mentioned or not.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on this the 13th day of August, 1982.

J. C. Dale

J. C. DALE, JR., TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy M. Baker, a Notary Public in and for said County and State, **J. C. DALE, JR., TRUSTEE**, the within named 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 13th day of August, 1982.

My Commission Expires:
3/30/85

Judy M. Baker
Notary Public

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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The value of the property or the consideration for the within described property whichever is greater was $39,500.

Lenora Cary

Subscribed and sworn before me this 16th day of August, 1982.

W. W. Jeeves

NOTARY PUBLIC

My Commission Expires: Aug 8 '85

H 0 4 8 7 9

RUSH

IDENTIF. REFERENCE

AUG 19 9 29 AM '82

FELIX E. DYER REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR BOOK 5926 PAGE 565

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
			39500.00- CO	
			102.70 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	115.20-
4315A08/19/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O. 4 8 7.9

IDENTIF. REFERENCE T

AUG 19 9 30 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 897641