Return to:
Mrs. Jessie A. Dickens
3835 White's Creek Pk.
Nashville, TN. 37207

This Instrument Prepared By:
James Wm. Hofstetter, Jr.
Legal Department
Third National Bank in Nashville
P.O. Box 2704 - Uptown Station
Nashville, TN. 37219

BOOK 5935 PAGE 270

TRUSTEE'S DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Jessie A. Dickens	Same	15D-05510
(NAME:)	(NAME:)	
3835 White's Creek Pk.		Map 61-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37207		Parcel 91
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

THIS INSTRUMENT made and entered into this 9th day of September, 1982, by and between James Wm. Hofstetter, Jr., Successor Trustee, and Mrs. Jessie A. Dickens, a widow, hereinafter referred to as "Grantee."

WITNESSETH:

WHEREAS, on the 2nd day of March, 1981, Aubry Q. Nivens and wife, Elizabeth L. Nivens, did execute and deliver to James Wm. Hofstetter, Jr., Trustee, a Deed of Trust securing certain indebtedness described therein, said Deed of Trust being recorded on the 13th day of March, 1981, in the Register's Office of Davidson County, Tennessee, in Book 5720, Page 848, and;

WHEREAS, default has been made in the payments of the indebtedness and interest as the same became due and payable on the note secured by said Deed of Trust described above, and in the performance of other covenants of said Deed of Trust and the owner and holder of said note has elected to declare the entire amount due and payable and has instructed the undersigned, James Wm. Hofstetter, Jr., as Trustee, to foreclose the said Deed of Trust and to advertise and sell the property conveyed therein, and;

WHEREAS, on Thursday, the 9th day of September, 1982, at 12:00 Noon, the said Successor Trustee, at the south front door of the courthouse for Nashville, Davidson County, Tennessee, offered said real estate for sale subject to all unpaid taxes, if any, which may be of record, restrictive covenants, easements, and any and all prior mortgages of record, if any, and in lieu of the equity of redemption, as provided in said Deed of Trust, as being

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 9th day of September 1982

Affiant

My commission expires: Jan. 15, 1983 (Affix Seal)

Notary Public

Unimproved ( ) This is improved (X) property, known as 3809 Hilltop Ave., Nashville, TN. 37216
(House Number) (Street) P. O. Address: (City or Town)

09/09 [illegible] 7887

cried for a reasonable time, the highest and best bid received was the sum of NINE THOUSAND and no/100 ($ 9,000.00) DOLLARS, from said Grantee, and the sum was in hand paid and then applied as specified in said Deed of Trust.

NOW, THEREFORE, THIS DEED FURTHER WITNESSETH:

For and in consideration of the said Grantee having paid the Successor Trustee the sum of NINE THOUSAND and no/100 ($ 9,000.00) DOLLARS, the receipt of which is hereby acknowledged, the Successor Trustee having this day bargained and sold and does hereby sell, transfer and convey unto said Grantee his/her heirs, successors and assigns forever, the following described real property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 8, Baxter Heights Subdivision, of record in Book 2083, Page 94, Register's Office for said County.
>
> Said Lot No. 8 fronts 62.83 feet on the northerly side of Hilltop Avenue and runs back 185.96 feet on the easterly line and 263.34 feet on the southwesterly line, to a broken line in the rear, measuring 223.23 feet thereon.
>
> Being the same property conveyed to Aubry Q. Nivens and wife, Elizabeth L. Nivens, by deed from James L. Cooper and wife, Mabel L. Cooper, of record in Book 4999, Page 994, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the aforesaid real estate, any improvements thereon, and to said Grantee, his/her heirs, successors and assigns, in fee simple, forever and in bar of all rights of equity and redemption.

And Successor Trustee does hereby transfer, assign and set over to said Grantee all of its covenants and warranties in the aforesaid Deed of Trust and does hereby transfer, sell and convey unto said Grantee every right, title and interest which he as Successor Trustee holds by virtue of said Deed of Trust.

WITNESS the signature of the Successor Trustee on the 9th day of September, 1982.

JAMES WM. HOFSTETTER, JR.
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Virginia Daniel, a Notary Public in and for said county and state, the within named James Wm. Hofstetter, Jr., Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and affixed seal in Nashville, Davidson County, Tennessee, this 9th day of September, 1982.

Virginia Daniel
NOTARY PUBLIC

My Commission Expires:
Jan. 15, 1983

H 0 7 7 0 6

IDENTIF. REFERENCE

SEP 9 2 09 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR BOOK 5935 PAGE 273

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

18000.00- CO
46.80 CO TX
.50 PRFEE
9.00 WDEED
CHECK 56.30-
7867A09/09/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 7 7 0 6

IDENTIF. REFERENCE

SEP 9 2 10 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 924092