ADDRESS NEW OWNER:
A. C. Mifflin, III
P.O. Box 120537
Nashville, TN 37212

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO:
26-1
19

TRUSTEE'S DEED

BOOK 5942 PAGE 219

WHEREAS, by Deed of Trust recorded in Book 5734, page 462, Register's Office for Davidson County, Tennessee, John C. Jenkins, Jr., conveyed to John J. Archer, Trustee, with power to sell upon default in payment of the indebtedness therein secured, all interest of said John C. Jenkins, Jr., being a one-half (1/2) undivided interest, in that certain land hereinafter described; and

WHEREAS, default occurred in the payment of the indebtedness secured by said Deed of Trust, and A. C. Mifflin, III, being the lawful owner and holder of said debt, which was evidenced by notes, accounts and other indicia of debt, demanded that the property be advertised and sold and the proceeds therefrom be applied toward the satisfaction of said indebtedness, consistent with the powers and duties imposed upon said Trustee; and

WHEREAS, I, John J. Archer, Trustee, caused said property to be duly advertised by notice published once each week for three consecutive weeks and continuing for a period of 20 days following publication of first notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, stating that on the 24th day of September, 1982, at 12:00 o'clock noon at the South door of the Courthouse in Nashville, Davidson County, Tennessee, a one-half (1/2) undivided interest in the parcel of land hereinafter described would be sold at public auction to the highest and best bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions of every kind, all of which were expressly waived in said Deed of Trust, and subject to prior liens of record in Book 4638, page 533, and in Book 5514, page 502, said Register's Office, to all unpaid taxes, and to any and all other liens, encumbrances, claims and interests which take priority as a matter of law; and

WHEREAS, at the time and place stated and on said terms, I offered said property for sale at public outcry and sold said property to A. C. Mifflin, III, his bid of $47,453.41 being the highest and best bid offered;

NOW, THEREFORE, in consideration of the premises and in exercise of the powers and duties vested in me by said Deed of Trust, and in consideration of the sum of $47,453.41, which sum includes expenses of the sale, and which sum was duly credited on the indebtedness herein referred to, the bidder being the owner and holder of the notes, accounts and other indicia of said debt; I, JOHN J. ARCHER, TRUSTEE, as aforesaid, have bargained and sold and by these presents do transfer and convey unto A. C. MIFFLIN, III, his heirs and assigns, all of the right, title and interest vested in me by said Deed of Trust in and to the property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 31, a portion of a 2-foot reserved strip, a portion of Lot 32, and a portion of an unnumbered tract to the south of Lot 32 on the Plan of Roscoe Place, Second Addition, Block "F", of record in Book 843, page 73, Register's Office for said County, described according to a survey of Wayne S. Cooper, Sr., dated June 5, 1972, as follows:
>
> Beginning at a point in the easterly margin of Dickerson Road, said point being 100 feet from the southeast corner of the intersection of Dickerson Road and East Avenue; thence S. 3° 51' E. with the margin of Dickerson Road, 140 feet to a point; thence leaving the margin of said Road, S. 85° 34' E. 200 feet to a point; thence N. 3° 15' W. 140 feet to a point; thence N. 85° 34' W. 200 feet to the point of beginning.

This instrument was prepared by John J. Archer, Attorney
300 Court Square Building, Nashville, Tennessee 37201

09/27/82 130.00 CHECK

1079

Together with an easement, temporary in nature, 5 feet in width extending from East Avenue, S. 3° 51' E. 105 feet along the westerly lot line of Lot 27 for sanitary sewers; to be of no force and effect when sewage service is available to the land above described from Dickerson Road. (See plat of record in Book 4300, page 183, said Register's Office, for further description.)

Being property conveyed to John C. Jenkins, Jr., and A. C. Mifflin, III, by quitclaim deed from Leon Reuben, Trustee, of record in Book 5734, page 460, said Register's Office.

This is improved property at 212 South Main Street, Goodlettsville, Tennessee.

THE SALE WAS HELD, and this conveyance by John J. Archer, Trustee, is made subject to prior liens of record in Book 4638, page 533, and in Book 5514, page 502, said Register's Office, to all unpaid taxes which may constitute a lien against said property, and to any and all other liens, encumbrances, claims and interests which take priority as a matter of law.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said A. C. Mifflin, III, his heirs and assigns, forever. And I do hereby transfer and assign unto the said A. C. Mifflin, III, his heirs and assigns, all of the rights and benefits of the covenants and warranties in said Deed of Trust, in as full and ample a manner under said instrument I can or should do, but I convey and assign as Trustee, and not otherwise.

WITNESS MY HAND, this 27th day of September, 1982.

John J. Archer, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William H. Cameron, a Notary Public in and for said County and State, the within named JOHN J. ARCHER, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as such Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 1982.

William H. Cameron
Notary Public

My commission expires: 10-20-85

FELIX E. WILSON II, REGISTER
DAVIDSON COUNTY, TN
SEP 27 3 01 PM '82
IDENTIF. REFERENCE
H 1 0 2 1 9

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $47,453.41.

Affiant

Sworn to and subscribed before me this 27th day of September, 1982.

William H. Cameron
Notary Public

My commission expires: 10-20-85

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

RECEIVED OF _____

FOR BOOK 5942 PAGE 221

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
			47563.41- CO	
			123.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	130.00-
			1079A09/27/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 0 2 1 9

IDENTIF. REFERENCE

SEP 27 3 01 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 901876