OFFICIAL RECEIPT

BOOK 5943 PAGE 816

This Instrument Prepared By:

Richard D. Speight
SPEIGHT & PARKER
Fifth Floor, United Southern Bank Building
Fourth Avenue and Church Street
Nashville, Tennesse 37219

NAME & ADDRESS OF NEW OWNER:

James A. Seward
428 Cumberland
Madison, TN 37115

72-15-7 / 15DA-31275

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 30, 1975, recorded in Book 4968, page 756, Register's Office for Davidson County, Tennessee, Billy Bushulen and wife, Dale W. Bushulen conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated October 30, 1975 in the amount of $11,199.60 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, which Note and Deed of Trust were subsequently assumed by Allen C. Miller, Jr., and wife, Sallie Miller, by instrument of record in Book 5723, page 319, Register's Office of said County, and

WHEREAS, default occurred in the terms and conditions of said Note and/or Deed of Trust, the lawful owner called on Everett A. Covington, Jr., Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Trustee did, therefore, pursuant to the authority vested in him as Trustee, and pursuant to the terms and provisions of the said Deed of Trust, advertise the property by publishing a notice of sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on August 20, 1982 at the Courthouse in Nashville, Tennessee, at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to all unpaid taxes and any liens which take priority as a matter of law.

Pursuant to said notice of sale, the Trustee, at the time and place fixed therein, offered the property for sale to the highest bidder for cash and sold said property to

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for the sum of $ 18,167.50 this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its Note and its permissable expenses and fees incurred as of the date of sale, the Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto James A. Seward,

their successors and assigns, the following described real estate located in Davidson County, State of Tennessee, and more particularly described as follows:

Being Lot No. 8 on the Plan of H. A. Christensen's Part of Belle Forest Subdivision as of record in Book 547, page 22, Register's Office for Davidson County, Tennessee, and being Lot No. 8 on the unrecorded Plan of George A. Pickup's Subdivision of certain lots in H. A. Christensen's Belle Forest Subdivision.

Said Lot No. 8 fronts 102.0 feet on the easterly margin of Scott Avenue and runs back 218.0 feet on the northerly line and 228.0 feet on the southerly line to a dead line measuring 100.00 feet thereon.

Being the same property conveyed to Billy Bushulen and wife, Dale W. Bushulen by deed from James C. Gieg and wife, Darlene Kay Gieg, of record in Book 4960, page 969, Register's' Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said

James A. Seward,

their successors and assigns, in fee simple forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all unpaid taxes and any liens taking priority as a matter of law.

And the Trustee does hereby transfer, assign and set over to the said James A. Seward,

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their successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, subject to any exceptions noted herein and shown of record, but no further or otherwise.

WITNESS my hand this 23rd day of August, 1982.

Everett A. Covington Jr.
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 Everett A. Covington, Jr., 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 23rd day of August, 1982.

Stella L. Kimpley
Notary Public

My Commission Expires:

1-20-85

State of Tennessee

County of Davidson

The actual consideration or value of this transfer, whichever is greater, is 18,167.50.

H 107.64 T IDENTIF. REFERENCE SEP 30 2 21 PM '82 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN

Clarke Sanders
Affiant

Sworn to and subscribed before me this 23rd day of August, 1982.

Stella L. Kimpley
Notary Public

My Commission Expires:

1-20-85

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

RECEIVED OF _____

FOR _____

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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

16167.50- CO
47.32 CO TX
.50 PRFEE
9.00 WDEED
CHECK 56.82-
1747A09/30/62 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H. I. O 7. 6 4.

IDENTIF. REFERENCE

SEP 30 2 21 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 902513