This property located at:
312 South 17th Street
Nashville, TN 37206

FROM: JOSEPH K. DUGHMAN

TO: WILLIAM A. MORRIS and wife, BETTY J. MORRIS

BOOK 5966 PAGE 958

| Address New Owner as Follows: | Send Tax Bills To: | Map-Parcel No. |
|---|---|---|
| Mr. and Mrs. William A. Morris<br>1426 Murray Place<br>Nashville, TN 37216 | Same | 83-14<br>23W-16075 |

This Instrument Prepared By: JOSEPH K. DUGHMAN, Attorney at Law
1610 Parkway Towers, Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

AFFIANT

Subscribed and sworn to before me, this the 19th day of November, 1982.

NOTARY PUBLIC

My Comm. Expires: Oct. 20, 1985

TRUSTEE'S DEED

WHEREAS, by Installment Deed dated December 4, 1981, Jerry D. Spencer and wife, Michele D. Spencer, conveyed to L. Kenneth Johnson, Trustee, the hereinafter described property to secure the payment of a promissory note therein mentioned and described; and

WHEREAS, William A. Morris and wife, Betty J. Morris, the lawful owners and holders of the aforesaid note and lien, having removed the said L. Kenneth Johnson as Trustee under the Installment Deed and having replaced him by appointing a Substitute Trustee, Joseph K. Dughman, of record in Book 5954, Page 193, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the said indebtedness and in the performance of other covenants and agreements contained in said instrument, and William A. Morris and wife, Betty J. Morris, the lawful owners and holders of said indebtedness, having declared all the unpaid principal and interest due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and

WHEREAS, the said Joseph K. Dughman, Substitute Trustee, gave notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Tennessee, for three consecutive weeks or twenty days; and

WHEREAS, pursuant to notice, I, the undersigned, Joseph K. Dughman, Substitute Trustee, did offer said property for sale at public outcry to the highest bidder for cash in hand, and in bar of the right of equity of redemption and homestead and subject to any and all unpaid taxes, on Friday, November 19, 1982, at 11:00 a.m. at the Courthouse door in Nashville, Davidson County, Tennessee; and

WHEREAS, at the sale William A. Morris and wife, Betty J. Morris, were the highest and best bidders, the amount of their bid being the sum of Fifteen Thousand Dollars ($15,000.00), which amount was paid in cash to Joseph K. Dughman, Substitute Trustee.

NOW, THEREFORE, the undersigned, Joseph K. Dughman, Trustee, pursuant to the bid of William A. Morris and wife, Betty J. Morris, acknowledge receipt of the sum of Fifteen Thousand Dollars ($15,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto William A. Morris and wife, Betty J. Morris, their heirs and assigns, the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being the South 37 feet of Lot No. 92 and the North 13 feet of Lot No. 93 on the map of Edgefield Land Company's First Subdivision of record in Book 57, Page 130, said Register's Office, described as follows:
>
> SAID parts of Lots Nos. 92 and 93 front 50 feet on the westerly side of 17th Street and run back between parallel lines, along the South margin of Lillian Avenue, 150 feet to an alley.
>
> BEING the same property conveyed to William A. Morris and wife, Betty J. Morris, by deed from Gordon Wilson, a single person, of record in Book 5234, Page 224, said Register's Office.

This conveyance is made subject to any and all unpaid taxes which are a lien against said property at the time of the sale, and to all other restrictions, easements, and encumbrances which are of record or may affect title to said premises.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said William A. Morris and wife, Betty J. Morris, their heirs and assigns forever.

I, Joseph K. Dughman, Substitute Trustee, under said Installment Deed do hereby transfer, assign and convey unto the said William A. Morris and wife, Betty J. Morris, their heirs and assigns, all of the right, title and interest in and to said property vested in me and which I have the right to transfer, in as full and ample manner as I, Substitute Trustee, under the said Installment Deed can or should do, and subject to all restrictions, easements and encumbrances which are of record or may affect title to said premises, but no further or otherwise.

IN TESTIMONY WHEREOF, the undersigned Joseph K. Dughman, Substitute Trustee, has hereunto set his hand this 19th day of November, 1982.

H 8 1 5 0

IDENTIF. REFERENCE

FILED 12 35 PM '82.

PEGGY Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$150.00

JOSEPH K. DUGHMAN, 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 Joseph K. Dughman, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Substitute Trustee, executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of November, 1982.

Karen Williams
Notary Public

My Comm. Expires: Oct. 20/1985

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

RECEIVED OF _____

FOR BOOK 5966 PAGE 960

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 15000.00- CO | |
| | | | 39.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 45.50- |
| | | | D980A11/19/82 84L | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 8 1 5 0

IDENTIF. REFERENCE

Nov 19 12 35 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 911405