BOOK 5974 PAGE 118

3927

THIS INSTRUMENT PREPARED BY:
Robert Orr, Jr.
Attorney at Law
P. O. Box 2726
1128 J. C. Bradford Building
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 24,541.35

AFFIANT

Sworn to and subscribed before me this 7th day of DECEMBER, 1982.

NOTARY PUBLIC

My Commission Expires 4/19/86

H 20440

IDENTIF. REFERENCE

DEC 7 11 00 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TRUSTEE'S DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mrs. Alice W. Jew 1134 Shelton Avenue Nashville, TN 37206	Same	92-7 304

WHEREAS, Alf T. St. John and wife, Peggy W. St. John, executed an installment deed to Robert Orr, Jr., Trustee, on March 21, 1978, which deed was recorded in Book 5264, page 991, Register's Office for Davidson County, Tennessee, to secure payment to Kim F. Jew and wife, Alice W. Jew, of a promissory note fully described in said installment deed; and

WHEREAS, default occurred in the payment of said note described in and secured by said installment deed, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the grantor herein, as Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, the said sale was advertised as directed under the terms of said installment deed, said advertisement being made for more than twenty-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee, to wit, on November 11, 18, and 25, 1982; and pursuant to said advertisement, said sale was held at the time and place advertised, December 1, 1982, 12:00 noon at the south door of the Courthouse in Nashville, Tennessee, at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead, dower, and all other rights and exemptions of every kind, all of which were expressly waived in said installment deed; and the grantee herein, Mrs. Alice Jew, being the highest and best bidder at said sale, with a bid of Twenty-Four Thousand Five Hundred Forty-One and 35/100 ($24,541.35) Dollars, was duly declared the purchaser at said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said installment deed and the sale thereunder, as aforesaid:

NOW, THEREFORE, in consideration of these premises and the further consideration of the sum of Twenty-Four Thousand Five Hundred Forty-One and 35/100 ($24,541.35) Dollars, paid by Mrs. Alice W. Jew, the receipt of which is hereby acknowledged, I, Robert Orr, Jr., Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Mrs. Alice W. Jew, her heirs and assigns, the following tract of land in Davidson County, Tennessee, more particularly described as follows, to wit:

Being the easterly part of Lot No. 8 on the Plan of J. W. Fulcher's Subdivision of Lot No. 17 of the Harding Lytle Tract as of record in Plan Book 1, page 95, Chancery Court, described as follows:

Beginning at a point in the easterly margin of 19th Avenue North (formerly Durham Street) the common corners of Lots No. 7 and 8, thence with the line between said Lots easterly 72 feet more or less to a point in the southwest corner of a tract of land conveyed to Tennessee Wheel and Rubber Co. from Porter Hunter and wife, Bessie Hunter as of record in Book 3157, page 283, Register's Office for Davidson County, thence northerly with Tennessee Wheel and Rubber Co.'s easterly line 50 feet to a point in the line between Lots 8 & 9; thence westerly with said line 72 feet more or less, to a point in the easterly margin of 19th Avenue North, thence southerly with said Avenue 50 feet to the point of beginning.

Being the same property conveyed to Robert Orr, Jr., Trustee, by Alf T. St. John and wife, Peggy W. St. John, by installment deed of record in Book 5264, page 991, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, said real estate, together with the appurtenances, estate, title, and interest thereunto belonging to the said Mrs. Alice W. Jew, her heirs and assigns forever, as fully and completely as I, as Trustee, can or ought to convey under the power vested in me in said installment deed and my appointment as Trustee and I, the grantor herein, do hereby convey, transfer, and assign to Mrs. Alice W. Jew, her heirs and assigns, all the warranties and covenants made in said installment deed.

This conveyance is made subject to any and all unpaid taxes, federal tax liens, state tax liens, and any other encumbrances, known or unknown, which may be against said property. The title is believed to be good, but I convey only as Trustee.

This is improved property at 810 and 812 19th Avenue, North, known as Lori's Market.

IN WITNESS WHEREOF, I Robert Orr, Jr., Trustee, have hereunto set my hand this 7th day of December, 1982.

, TRUSTEE
ROBERT ORR, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie Whitehurst Baker, Notary Public in and for the State and County aforesaid, Robert Orr, Jr., Trustee, with whom I am personally acquainted, the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, the 7th day of December, 1982.

NOTARY PUBLIC

My Commission Expires:
1/19/86

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

RECEIVED OF _____

FOR BOOK 5974 PAGE 120

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

24541.35- CO
63.70 CO TX
.50 PRFEE
6.00 WDEED
CHECK 70.20-
3927A12/07/82 RAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H20440

IDENTIF. REFERENCE

DEC 7 11 00 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 914257