THIS INSTRUMENT PREPARED BY:

J. Mitchell Grissim, Jr., Attorney
323 Union Street
Nashville, Tennessee 37201

TRUSTEE'S QUITCLAIM DEED

BOOK 5933 PAGE 913

| NAME OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| James W. Tilley and wife, Jannie Tilley<br>820 Highland Park Ct.<br>37205 | SAME | 145-14-52<br>FH-23803 |

WHEREAS, on the 29th day of August, 1980, Edgar L. Alford conveyed his interest in the property herein described to J. M. Grissim, Trustee, by Installment Deed of record in Book 5644, Page 577, Register's Office for Davidson County, Tennessee, for the purpose of securing the Installment Deed Note described in said Deed; and

WHEREAS, on the 16th day of July, 1982, Daniel Baccus and Patsy T. Baccus declared themselves to be the owners and holders of said Note and nominated and appointed J. Mitchell Grissim, Jr. as Successor Trustee, of record in Book 5914, Page 416, Register's Office for Davidson County, Tennessee.

WHEREAS, default having been made in the terms, conditions and payments made and provided for in said Installment Deed Note, and the lawful owner and holder of said Installment Deed Note having requested J. Mitchell Grissim, Jr., Substitute Trustee, to sell said property at the front door of the Courthouse in Nashville, Davidson County, Tennessee, on January 17, 1983, at 12:00 NOON; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said J. Mitchell Grissim, Jr., Substitute Trustee, offered the property herein described for sale at public outcry and sold said property to James W. Tilley and wife, Jannie Tilley for the sum of One Hundred Twenty-two Thousand and no/100 ($122,000.00) Dollars, which amount was the highest, best and last bid received.

NOW, THEREFORE, in consideration of the sum of One Hundred Twenty-two Thousand and no/100 ($122,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, J. MITCHELL GRISSIM, JR., SUBSTITUTE TRUSTEE, do hereby bargain, sell and quitclaim unto the said JAMES W. TILLEY and wife, JANNIE TILLEY (hereinafter referred to as Grantee), its successors and assigns, the following described parcel of land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Galaxy Estates, of record in Plan Book 4175, Page 77, Register's Office for said County, and described more particulary as follows:
>
> Said Lot No. 14 fronts 199 feet on the northerly side of Carl

01/17 323.70- CHECK

1675

Seyfort Memorial Drive and extends back 283.50 feet on the westerly line and 272.40 feet on the easterly line to a dead line, measuring 200.54 feet thereon.

Being the same property conveyed to Edgar L. Alford, by deed from Daniel Baccus and wife, Patsy T. Baccus, of record in Book 5644, Page 577, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever, but subject to any and all unpaid taxes and the aforementioned Installment Deed Note.

And I do further transfer, assign and convey unto the said Grantee all the rights and benefits of the covenants and warranties in said Installment Deed in as full and ample manner as under it, I can or should do, but I convey, assign and transfer as Trustee and not any further or otherwise.

WITNESS my hand on this 17th day of January, 1983.

J. MITCHELL GRISSIM, JR., 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 J. MITCHELL GRISSIM, JR., Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of January, 1983.

Notary Public

My commission expires: 10-19-86

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $122,000.00.

James W. Tilley 1-17-83
James W. Tilley

Sworn to and subscribed before me, this 17th day of January, 1983.

Notary Public

My commission expires: 10-19-86

H 26490

IDENTIF. REFERENCE

JAN 17 3 31 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 5993 PAGE 915

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 122000.00- CO | |
| | | | 317.20 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 323.70- |
| | | | 1675A01/17/83 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 6 4 9 0

IDENTIF. REFERENCE

JAN 17 3 31 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 921734