PREPARED BY:
Hunter Short
323 Union Street
Nashville, TN 37201
615/255-7496

Bar 21

TRUSTEE'S QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Dan Leech 1411 Janie Avenue Nashville, TN 37216	Same	71-3 Par. 6

BOOK 6009 PAGE 788

WHEREAS, on the 11th day of September, 1973, Willie C. Taylor conveyed the property herein described to Hunter Short, Trustee, in an instrument of record in Book 4746, page 114, Register's Office for Davidson County, Tennessee, to secure a note in the amount of Seven Thousand Five Hundred Dollars ($7,500.00) payable to Dan Leech and wife, Mabel Leech; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Installment Deed, and the lawful owner and holder of said Note having requested Hunter Short, Trustee, to sell said property in satisfaction of said indebtedness; and

WHEREAS, the said Hunter Short, Trustee, did advertise, in accordance with the provisions of said Installment Deed to sell said property at the south door of the Courthouse in Nashville, Davidson County, Tennessee, on February 17, 1983, at 12:00 noon; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said Hunter Short, Trustee, offered the property herein described for sale at public outcry and sold said property to Dan Luna for the sum of Three Thousand Dollars ($3,000.00), which amount was the highest, best and last bid received;

NOW, THEREFORE, in consideration of the sum of Three Thousand Dollars ($3,000.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Hunter Short, Trustee, do hereby bargain, sell and quitclaim, and by these presents do hereby transfer and convey unto the said Dan Luna (hereinafter referred to as "Grantee"), his successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Being the north half of Lot No. 35 on the Jones and Hart Subdivision, as of record in Book No. 332, page No. 43 of the Register's Office for Davidson County, Tennessee.
>
> Said part of said lot fronts 100 feet on the east side of Hart Street and runs back between parallel lines 218 feet to an alley.

To have and to hold said property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, but subject to any and all unpaid taxes.

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.

BOOK 6008 PAGE 789

WITNESS my hand this 18th day of February, 1983.

HUNTER SHORT, 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, Hunter Short, 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 18th day of February, 1983.

Gail H. Moore
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires:

1-18-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is Three Thousand Dollars ($3,000.00).

H. Short, Atty.
AFFIANT

Sworn to and subscribed before me this 18 day of February, 1983.

Gail H. Moore
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

1-18-87

H 3:17:8 3:
IDENTIF. REFERENCE
FEB 10 12 07 PM '83
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN
RECEIVED

02/18 14.30- CHECK

6034

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6008 PAGE 790

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

3000.00-	CO	
7.00	CO.TX	
.50	PRFEE	
6.00	WDEED	
CHECK		14.30-
B064A02/10/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FEB 18 12 07 PM '83
IDENTIF. REFERENCE
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 3. 1: 7: 8 3:

No. 930213