OFFICIAL RECEIPT

THIS INSTRUMENT PREPARED BY:

Samuel B. Schlanger
Attorney at Law
1906 South Street
Nashville, Tennessee 37212

This is improved property known as 2820 Foster Ave. Nashville, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guy Wallace Motor Co., Inc. (NAME:)	SAME (NAME:)	Map 119-9
P.O Box 17651 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 194
Nashville Tenn 37217 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 6017 PAGE 439

TRUSTEE'S DEED

WHEREAS, by Installment Deed dated May 1, 1981, of record in Book 5747, page 155, Register's Office for Davidson County, Tennessee, Alpheus White, Sr., Mildred Blair White and Alpheus White, Jr. conveyed the property hereinafter described to Phillip Saindon, Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, Alpheus White, Sr., et al, further conveyed said property to Arthur Joe Davis and wife, Donna Lynn Davis by warranty deed of record in Book 5805, page 673, said Register's Office, wherein said Grantees, Davis, assumed the obligations of the installment deed set forth above.

WHEREAS, default was made in the payment of the said indebtedness and in performance of the other covenants and agreements contained in said instrument, and Margie Brewer, individually and as surviving spouse of Hugh Brewer, and Katherine T. Boucher, the lawful owners and holders of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and

WHEREAS, the said Phillip Saindon, Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks or twenty days, one insertion of said advertisement appearing in each of the issues of said newspaper on January 27th, February 3rd, and February 10th, 1983, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Phillip Saindon, 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 Tuesday, March 8, 1983, at 12:00 o'clock noon at the south door of the Court House in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale Guy Wallace Motor Co., Inc. was the highest and best bidder, the amount of its bid being in the sum of Forty Five Thousand One Hundred and 00/100 Dollars ($ 45,100.00), which bid included the expense of sale.

NOW, THEREFORE, in consideration of the premises, I, Phillip Saindon, Trustee, have bargained and sold by these presents do transfer and convey unto Guy Wallace Motor Co., Inc., the following described real property situated in Davidson County, Tennessee, to wit:

03/08 [illegible] 1754

Land in Davidson County, Tennessee, being Lot No. 25 on the Map of Parkway Subdivision, as of record in Book 974, page 62, Register's Office for said County.

Said Lot No. 25 fronts 59 feet on the easterly side of Akin Avenue and runs back 160.4 feet on the northerly line and 155.2 feet on the southerly line, to a dead line, measuring 59 feet thereon.

Being the same property conveyed to Phillip Saindon, Trustee, by Installment Deed from Alpheus White, Sr. and wife, Mildred Blair White and Alpheus White, Jr. of record in Book 5747, page 155, Register's Office for said County.

This conveyance is made subject to any and all unpaid taxes, including penalty and interest, which are a lien against said property at the time of sale, and to all other prior or superior restrictions, easements, liens and encumbrances of any nature 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 Guy Wallace Motor Co., Inc., its successors and assigns forever.

I, Phillip Saindon, Trustee, under said Installment Deed do hereby transfer, assign and convey unto the said Guy Wallace Motor Co., Inc., its successors 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, as Trustee, under said Installment Deed, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned Phillip Saindon, Trustee, has hereunto set his hand this the 8 day of March, 1983.

Phillip Saindon, 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 Phillip Saindon, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within named instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 8th day of March, 1983.

NOTARY PUBLIC

My Commission Expires: 1-20-85

OFFICIAL RECEIPT

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value which ever is greater, for this transfer is $ 45,100.00 .

AFFIANT

Subscribed and sworn to before me, this the 8th day of March, 1983.

NOTARY PUBLIC

My Commission Expires: 1-20-85

H 3 4 8 8 3

IDENTIF. REFERENCE

MAR 8 3 13 PM '83

PERRY E. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6017 PAGE 502

FOR _____

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
			45100.00- CO	
			117.26 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	126.76-
			1794A03/08/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

348833

IDENTIF. REFERENCE

MAR 8 3 13 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 933808