Send tax bills to:
Margaret P. Brewer
7005 Wilson Pike Circle
Brentwood, TN 37027

This document prepared by:
D. W. McMackin
McMACKIN, GARFINKLE & McLEMORE
Fourth Floor, St. Cloud Corner
500 Church Street
Nashville, TN 37219

Map and Parcel Number: 119-10 194
6DA 32753

TRUSTEE'S DEED

BOOK 6023 PAGE 31

WHEREAS, under an Installment Deed dated February 3, 1982, and recorded in Book 5850, page 702, Register's Office, Davidson County, Tennessee, the Vendees therein, Arthur Joe Davis, Jr. and wife, Donna Lynn Davis, joined in the execution thereof to secure the therein mentioned indebtedness; 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 indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, D. W. McMackin has been appointed Trustee under said Installment Deed by order of the Chancery Court for Davidson County, Tennessee, File No. 82-2334-II, of record in Book 6005, page 72, Register's Office, Davidson County, Tennessee, to sell said property pursuant to said Installment Deed; and

WHEREAS, I, the undersigned Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in 3 weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of February 17, 24 and March 3, 1983, stating that on March 17, 1983 at the South door of the Courthouse in Nashville, Davidson County, Tennessee at 12:00 noon, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Installment Deed, but subject to unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, the undersigned Trustee, offered said property for sale at public outcry and sold said property to Margaret P. Brewer for $35,000.00, which amount was the highest, best, and last bid.

NOW, THEREFORE, IN CONSIDERATION OF THE SUM OF the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, the undersigned Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Margaret P. Brewer (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 of Block "I" on the Plan of Woodbine Courts, Section No. 2, not of record, and described according to a survey made by Blanchard and Parrish, Engineers, as follows:

BEGINNING on the westerly margin of Simmons Avenue at the southeast corner of the property conveyed to Charles R. Mayfield and wife, by deed from Clara O. Saindon, of record in Book 1340, page 532, Register's Office for said County, being the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly 150 feet; thence southwardly 95 feet to the northerly margin of Collier Avenue; thence with the northerly margin of said Avenue, eastwardly 98.9 feet to the beginning of a curve; thence around said curve in a northeasterly direction 79.6 feet to the westerly

03/18 97.50- CHECK

4137

margin of Simmons Avenue; thence with the westerly margin of said Avenue, northwardly 43.9 feet to the beginning.

Being the same property conveyed to Arthur Joe Davis, Jr. and wife, Donna Lynn Davis, by deed from Morgan Woelk and wife, Frances Woelk, of record in Book 5850, page 702, Register's Office for Davidson County, Tennessee.

BOOK 6023 PAGE 32

The above described property is sold subject to any and all unpaid real estate taxes, redemption rights and prior encumbrances.

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.

And I do further transfer and assign 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 and assign as Trustee and not any further or otherwise.

Witness my hand on this the 17th day of March, 1983.

D. W. McMackin
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 D. W. McMackin, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of March, 1983.

Janice M. Hoyle
Notary Public

My Commission Expires 4/22/84.

H 3 6 8 4 8
IDENTIF. REFERENCE
MAR 10 8 42 AM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CERTIFICATE OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,000.00

D. W. McMackin, Trustee
Affiant

Subscribed and sworn to before me this the 17th day of March, 1983.

Janice M. Hoyle
Notary Public

My Commission Expires: 4/22/84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6023 PAGE 33

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
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 97.50-	
			4127A03/18/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 6 8 4 8

IDENTIF. REFERENCE T.

MAR 18 8 42 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 936050