TRUSTEE'S DEED BOOK 6055 PAGE 181

Address New Owners as Follows: Send Tax Bills To: Map-Parcel Nos.

William A. Johnson
1012 16th Avenue South
Nashville, Tennessee 37212

Same

Map 82-5
Par. 28

WHEREAS, by installment deed of record in Book 5117, page 409, Register's Office for Davidson County, Tennessee, Earl B. Thomas conveyed in trust to E. L. Edwards, Jr., Trustee, the hereinafter described real estate to secure an installment deed note in the principal amount of Eight Thousand Nine Hundred Forty-One and 10/100 ($8,941.10) Dollars with power of sale vested in said Trustee in the event of default in the payment of said installments; and

WHEREAS, said installment deed provided that in the event of default on the payment of any indebtedness when due, the entire debt shall, at the option of the holder and owner thereof, become due and payable; and

WHEREAS, Potomac Insurance Company, a corporation duly authorized to transact business in the State of Tennessee, is the owner and holder of said installment deed note executed by Earl B. Thomas; and

WHEREAS, said Potomac Insurance Company appointed Angus Gillis, III as successor or substitute trustee in an instrument recorded in Book 5916, page 276, Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in payment of the installment deed note, and the holder and owner of the note secured by said installment deed has declared the entire balance due and payable and has instructed the Trustee to foreclose said installment deed and to sell the property as provided in the installment deed, and said Angus Gillis, III, as Trustee, did advertise said property for sale at the front door of the Courthouse in Nashville, Davidson County, Tennessee, on the 5th day of August, 1982, at 12:00 Noon after having given twenty (20) days notice by publication of said sale three (3) times in the Nashville Record. The notices were published July 15, 22 and 29, 1982. Pursuant to said notices, the said Angus Gillis, III, Trustee, offered said property for sale at the front door of the Courthouse in Nashville, Davidson County, Tennessee, on August 5, 1982, at 12:00 Noon, and after receiving competitive bids, sold said property to William A. Johnson for the price of One Thousand Six Hundred Twelve and 52/100 ($1,612.52) Dollars, this being the highest and best bid.

THEREFORE, IN CONSIDERATION OF THE PREMISES, and in consideration of the sum of One Thousand Six Hundred Twelve and 52/100 ($1,612.52) Dollars, the receipt of which is hereby acknowledged, the same Angus Gillis, III, Trustee, pursuant to the powers granted him in said installment deed, has bargained, sold and does hereby sell, transfer, and convey unto William A. Johnson, with full power to sell, transfer, convey or otherwise encumber said property without the joinder of any other beneficiaries, his heirs and assigns, free from the equities and exemptions of every kind, all of which are expressly waived in said installment deed, the following described property located in Davidson County, Tennessee, to-wit:

Being the southerly 37 and 1/2 feet of Lot No. 61 on the Map of McGavock's Plan of 98 lots, as of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

05/12 11.78 CHECK

6862

[illegible] & BENNETT, P.C.

Said part of said lot fronts 371/2 feet on the westerly side of Fourth Avenue North and runs back between parallel lines, 174 feet to an alley.

Being the same property conveyed to Clarence R. Doyle and wife, Lauri Mai Doyle, by deed from Bertha M. Brown, of record in Book 5115, page 545, Register's Office for Davidson County, Tennessee.

This is improved property known as 1705 Fourth Avenue North, Nashville, Tennessee 37208.

This sale is subject to all matters shown on the plan of record in Book 21, page 7, Register's Office for Davidson County, Tennessee, said lot being Lot No. 51 on the Map of McGavock's Plan and to any restrictive covenants, easements and setback lines as of record in the Register's Office for Davidson County, Tennessee, which are applicable to this property and subject to any other matters which an accurate survey of the premises might disclose.

TO HAVE AND TO HOLD said property with appurtenances, estate, title and interest belonging to William A. Johnson.

And the said Angus Gillis, III, as Trustee, does hereby transfer, assign and set over to William A. Johnson, his heirs and assigns, all the covenants and warranties contained in the aforesaid installment deed and does hereby warrant the title to said property as fully as he is authorized to do as Trustee but no further or otherwise.

Witness the signature of the said Angus Gillis, III, Trustee, in Nashville, Davidson County, Tennessee, this 22nd day of September, 1982.

Angus Gillis III

Angus Gillis, III, ~~Trustee~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named, Angus Gillis, III, 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 22nd day of September, 1982.

4-21-85
Notary Public H47303

Commission Expires:
4-21-85

IDENTIF. REFERENCE

MAY 12 9 57 AM '83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THE ACTUAL CONSIDERATION OR TRUE VALUE OF THIS TRANSFER, WHICHEVER IS GREATER, IS $ 3,000.00

William A. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May 1983.

David Rizor
NOTARY PUBLIC

My commission expires: May 24, 1984

DAVID RIZOR, ATTORNEY
3716 HILLSBORO RD. 318
NASHVILLE, TN. 37215
269-3425

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6055 PAGE 183

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
			2000.00- CO	
			5.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 11,70-	
			6862A05/12/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

947303

IDENTIF. REFERENCE

MAY 12 9 57 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 948368