BOOK 6063 PAGE 538

H 5 0 0 7 9

RUSH

IDENTIF. REFERENCE

MAY 26 9 35 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:
MANSON, JACKSON & ASSOCIATES
939 Jefferson Street
Suite 200 Jefferson Plaza
Nashville, TN 37208
(615) 254-1600

Map No. 080-08-074

13DA 65 080

Parcel No. _____

The actual consideration for value whichever is greater for this transfer is $24,000.00

Mary J. Presley
AFFIANT

This is improved property at:

3237 Panaorama Drive
Nashville, Tennessee 37207

Send Tax Bills To:

John L. Jenkins
609 Cheron Road
Madison, TN 37115

Subscribed and sworn to before me this 25 day of May, 1983.

My Commission expires: 4/19/87

Larry Bernard Douglas
NOTARY PUBLIC

TRUSTEE'S DEED

WHEREAS, VIRGINIA GAIL SIMS executed a Deed of Trust on the 14th day of January, 1983, which was recorded in Trust Deed Book 5993, page 387, Register's Office of Davidson County, Tennessee conveying to **RICHARD MANSON**, Trustee, the hereinafter described property to secure payment to **JOHN L. JENKINS**, a promissory note fully described in said Deed of Trust, and

WHEREAS, default has occurred in the payment of said Note, and pursuant to the terms of said Note and said Deed of Trust, all of said indebtedness has been declared due and collectible and **JOHN L. JENKINS**, holder of said Note has demanded of the Trustee, the foreclosure of said Deed of Trust for the purpose of paying said Note, interest and costs as therein provided.

WHEREAS, RICHARD MANSON, Trustee, pursuant to the request of the owner of said Note, under and by virtue of the

powers vested in him as such Trustee advertised the said real estate as requiredby the terms of said Deed of Trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said Note, interest and costs, and pursuant to said advertisement, on May 18, 1983, at the front door of the Courthouse in Davidson County, Tennessee at 12:00 noon, the said **RICHARD MANSON**, Trustee offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower, and homestead, as provided in said Deed of Trust, when JOHN L. JENKINS, being the highest and best bidder, became the purchaser at the price of $24,000.00, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, RICHARD MANSON, do hereby sell, transfer and convey as Trustee, unto the said **JOHN L. JENKINS**, his successors and assigns, in bar of the equities of redemption, dower and homestead,, the following described real estate in the County of Davidson, State of Tennessee, together with all heriditaments and appurtenances appertaining to-wit:

> Being Lot No. 278 on Plan of Bordeaux Gardens, Section I, of record in Plat Book 3300, page 91, Register's Office for said County.
>
> Said Lot 278 fronts 55 feet on the West margin of Panorama Drive and extends back 150 feet on the north line and 145.85 feet on the south line, to a line on the rear on which it measures 55.13 feet.
>
> BEING the same property conveyed to Virginia Gail Sims, by Quitclaim Deed from Virginia Gail and Sam Sims, Sr. of Record Book 5899, page 12, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the same unto the said **JOHN L. JENKINS**, his successors and assigns, forever, **RICHARD MANSON**, convenants as Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out, that

the Deed of Trust recited that the title thereto was clear, free and unencumbered as of its dates; and he will forever warrant the same against the lawful claims of any and all persons holding bym through or under him, but these covenants and warranties are by hin as Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens and easements and restirctions of record.

IN WITNESS WHEREOF, RICHARD MANSON, Trustee, has hereunto set his hand on this 23 day of MAY, 1983.

RICHARD MANSON,
Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAIVDSON)

Personally appeared before me, LARRY BERNARD DOUGHS, a Nortary Public in and for said County and State, the within named Richard Manson, 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 23RD day of MAY, 1983.

Larry Bernard Doughs
NOTARY PUBLIC

My Commission expires:

4/7/1987

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6063 PAGE 541

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			24000.00- CO	
			68.40 CO TX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK	71.90-
			0276A05/26/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 0 0 7 9

IDENTIF. REFERENCE

MAY 26 9 35 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 951670