File Box 3

Address of New Owner:
James E. Burdette
610 North Graycroft Avenue
Madison, Tennessee 37115

Prepared By: Edward Seddon, Attorney
295 Plus Park Blvd.
Suite J
Nashville, TN 37217

Send Tax Bills To:
Dobson & Johnson, Inc.
Suite 1800, One Commerce Place
Nashville, Tn. 37239

MAP 72-12
Parcel 85
15DZ-55490

BOOK 6069 PAGE 40

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated May 7, 1982 and recorded in Book 5888, Page 165, Register's Office, Davidson County, Tennessee, DONALD W. BAKER and wife, PAMELA F. BAKER conveyed to Edward Seddon, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested the undersigned Trustee to sell said property pursuant to the terms of said Deed of Trust; and

WHEREAS, I, the undersigned Trustee, did give twenty days' notice of the time, place and terms of the sale by an advertisement in three 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 November 25, December 3 and December 10, 1982 stating that on December 21, 1982, at the South door of the Courthouse in Davidson County, Tennessee, at 12:00 o'clock Noon, said property hereinafter described would be sold to the 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 Deed of Trust, but subject to any and all unpaid real estate taxes and a prior Deed of Trust of record in Book 4578, Page 396, Register's Office, Davidson County, Tennessee; 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 JAMES E. BURDETTE and wife, AGNES JUNE BURDETTE for $28,858.22, 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 JAMES E. BURDETTE and wife, AGNES JUNE BURDETTE, (hereinafter referred to as Grantee), their heirs and assigns, the following described property, to-wit:

BEING Lot 40, on the Map of Dalewood Subdivision, Section I, Plan of record in Book 1424, page 108, Register's Office for said County. Said Lot Number 40 fronts 90 feet on the westerly side of Pinewood Road and runs back between parallel lines 132 feet to a dead line.

BEING the same property conveyed to Donald W. Baker and wife, Pamela F. Baker by Warranty Deed from James E. Burdette and wife, Agnes June Burdette of record in Book 5888, page 162, Register of Deeds Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 2112 Pinewood Drive
Nashville, Tennessee 37216

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their heirs and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantees all the rights and benefits of the covenants and warranties in said Deed of Trust 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 21st day of December, 1982.

Edward Seddon, Trustee

H 5 1 8 1 6

IDENTIF. REFERENCE

JUN 3 11 11 AM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for State and County aforesaid, Edward Seddon, 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, on this the 21st day of December, 1982.

Notary Public

My Commission expires: 1-22-84

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 28,253.12

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 3rd DAY OF June 19 83

OFFICIAL RECEIPT

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

RECEIVED OF _____

BOOK 6069 PAGE 42

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
			28058.22- CO	
			75.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	81.64-
2288A06/03/63			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5: 1: 8 1

IDENTIF. REFERENCE

JUN 3 11 1 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 953635