OFFICIAL RECEIPT

This instrument was prepared by:
Robert B. Young, Attorney
802-51st Avenue, North
Nashville, Tennessee 37209
Phone: (615) 269-3454

New Owner:
Leah Berss
4101 Estes Avenue
Nashville, Tennessee 37205

Map 81-16
Parcel No. 451
Field Book 3W-04410

Send Tax Bills:
Same

BOOK 6031 PAGE 81

The actual consideration for value whichever is greater for this transfer is $6,710.24.

Robert B. Young

Sworn to and subscribed before me this 5th day of July, 1983.

Vera P. Bates

Notary Public

My Commission Expires: 4-20-86

NOTARY PUBLIC TENNESSEE

SUCCESSOR TRUSTEE'S DEED

Whereas, James McDonald and wife, Amerintha C. McDonald, executed an Installment Deed on the 31st day of July, 1973, which was recorded in Deed Book 4732, page 987, Register's Office for Davidson County, Tennessee conveying to Harry G. Nichol, Trustee, the hereinafter described property to secure payment to Leah Berss, a married woman as her sole and separate property, a promissory note fully described in said Installment Deed and

WHEREAS, default has occured in the payment of said Note, and pursuant to the terms of said Note and said Installment Deed, all of said indebtedness has been declared due and collectible by Leah Berss, holder of said Note has demanded of the Successor Trustee, appointed by an instrument of record in Book 5814, page 781, of the Register's Office of Davidson County, Tennessee, the foreclosure of said Installment Deed for the purpose of paying said Note, interests and costs as therein provided.

WHEREAS, Robert B. Young, a Substitute Trustee, pursuant to the request of the owner of said Note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said Installment Deed in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of equities of redemption, dower and homestead,

and for the purpose of the payment of said Note, interests and costs, and pursuant to said advertisement, on June 30, 1983, at the front door of the Courthouse in Davidson County, Tennessee at 12:00 noon, the said Robert B. Young, Substitute 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 Installment Deed, Leah Berss, being the highest and best bidder, became the purchaser at the price of $6,710.24.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, I, Robert B. Young, do hereby sell, transfer and convey as Substitute Trsutee, unto the said Leah Berss, a married woman as her sole and separate property, her successors and assigns, in bar of the equitites 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:

A tract of land in Davidson County, Tennessee, described as follows: Being Lot No. 2 and the westerly 10 feet of Lot No. 1 on the Plan of Thomas Harding's First Addition, as of record in Book 19, page 241, Register's Office for said County.

Said Lot No. 2 and the westerly part of Lot No. 1 front together 50 feet on the southerly side of Jefferson Street and run back 72 feet more or less, on the easterly line and 82 feet on the westerly line, with the easterly margin of an alley, to an alley in the rear, measuring 50 feet on said rear line.

INCLUDED in the above description, but excluded therefrom, is that part of said property conveyed to the State of Tennessee, by deed from Leah Berss, as of record in Book 4149, page 761, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry G. Nichol , Trustee by Installment Deed from James McDonald and Amerintha C. McDonald of record in Book 4732, page 987, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same unto the said Leah Berss, her successors and assigns, forever, Robert B. Young, covenants as Substitute Trustee that he has full power and authority to sell and convey the said real estate as herein set out, that the Installment Deed recited that the title thereto was clear, free and unencumbered of its dates; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him as to these matters as of the date of the Installment Deed; But these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all

OFFICIAL RECEIPT

unpaid taxes, assessments and tax liens and easements and restrictions of record.

IN WITNESS WHEREOF, Robert B. Young, Substitute Trustee, has hereunto set his hand this 5 day of July, 1983.

Robert B Young
Substitute Trustee, Robert B. Young

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, Robert B. Young, 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 5th day of July, 1983.

Tera L Batey
Notary Public

My Commission Expires: 4-20-86

NOTARY PUBLIC SEAL

RUSH

H 5 8 9 5 7

IDENTIF. REFERENCE

JUL 8 9 55 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6031 PAGE 84

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

6710.24- CO
17.42 CO TX
.50 PRFEE
9.00 MISC
CHECK 26.92-
0154A07/08/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-

R 5 8 9 5

IDENTIF. REFERENCE

JUL 8 9 53 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 961938