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

BOOK 6092 PAGE 865

Map No. 92-8

The actual consideration or value whichever is greater for this transfer is $80,600.00

Parcel No. 58
3W-1735

Henry Hill, Jr. E.V.P.
AFFIANT

This is improved property at:

614 14th Avenue North
Nashville, Tennessee 37208

Subscribed and sworn to before me this 29th day of June, 1983.

Brenda G. Barnett
NOTARY PUBLIC

Send Tax Bills To:

Citizens Savings Bank
& Trust Company
4th & Charlotte Avenue
Nashville, TN 37219

My Commission expires: July 29, 1986

TRUSTEE'S DEED

WHEREAS, HEMPHILL PRESS, INC. executed a Deed of Trust on the 20th day of December, 1973, which was recorded in Trust Deed Book 4782, page 559, Register's Office of Davidson County, Tennessee conveying to **M.G. FERGUSON**, Trustee, the hereinafter described property to secure payment to **CITIZENS SAVINGS BANK AND TRUST COMPANY**, a promissory note fully described in said Deed of Trust, and

WHEREAS, Hemphill Press, Inc. executed a Deed of Trust on the 2nd day of January, 1980, which was recorded in Trust Deed Book 5555, page 767, Register's Office of Davidson County,

Tennessee, conveying to **RICHARD A. LEWIS**, Trustee, the hereinafter described property to secure payment to Citizen's Savings Bank and Trust Company, a promissory note as 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 Notes and said Deeds of Trust, all of said indebtedness has been declared due and collectible and **CITIZENS SAVINGS BANK AND TRUST COMPANY**, holder of said Notes has demanded of the Trustee, the foreclosure of said Deeds of Trust for the purpose of paying said Notes, interest and costs as therein provided.

WHEREAS, RICHARD A. LEWIS, Substitute Trustee and Trustee. Pursuant to the request of the owner of said Notes, under and by virtue of the powers vested in him as such Successor Trustee and Trustee respectively advertised the said real estate as required by the terms of said Deeds 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 June 15, 1983, at the front door of the Courthouse in Davidson County, Tennessee at 12:00 noon, the said **RICHARD A. LEWIS**, Substitute Trustee and 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 Deeds of Trust, when CITIZENS SAVINGS BANK AND TRUST COMPANY, being the highest and best bidder, became the purchaser at the price of $80,600.00, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, RICHARD A. LEWIS, do hereby sell, transfer and convey as Substitute Trustee and Trustee, unto the said **CITIZENS SAVINGS BANK AND TRUST COMPANY**, their 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:

TRACT I: Land in Davidson County, Tennessee being Lots Nos. 1, 2, 3, and 4 on Dallas Plan of Subdivision of Lot Nos. 120, 121, and 122 Samuel Watkins Plan, as of record in Book 57, page 53, Register's Office for said County, and parts of Lots Nos. 118 and 119 on the Plan of Samuel Watkins Estate Property, as of record in Book 57, page 13, said Register's Office, described together as follows:

Beginning at the southeast corner of Clinton Street and 14th Avenue North; thence with the southerly margin of Clinton Street eastwardly 250 feet to the line between said two lots southwardly 87 feet to the northerly margin of an alley; thence with said alley westwardly 250 feet to the easterly margin of 14th Avenue North; thence with said Avenue northwardly 87 feet to the beginning.

Being the same property conveyed to Hemphill Press, Inc. by deed from D.W. Swindle of record in Book 4148, Page 548, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same unto the said **CITIZENS SAVINGS BANK AND TRUST COMPANY**, their successors and assigns, forever, **RICHARD A. LEWIS**, convenants as Substitute Trustee and 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 by through or under him, but these covenants and warranties are by him as Substitute Trustee and 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 A. LEWIS, Trustee, has hereunto set his hand on this 21st day of June, 1983.

Richard A. Lewis

RICHARD A. LEWIS,
Substitute Trustee and Trustee

OFFICIAL RECEIPT

STATE OF TENNESSEE)
)
COUNTY OF DAIVDSON)

BOOK 6032 PAGE 869

Personally appeared before me, Brenda A. Merritt, a Nortary Public in and for said County and State, the within named Richard A. Lewis, 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 28th day of June, 1983.

Brenda A. Merritt
NOTARY PUBLIC

My Commission expires: July 27, 1986

H 5,9 6 2 7

IDENTIF. REFERENCE

JUL 12 10 11 AM '83

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

RUSH

MAIL ENV.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR BOOK 6092 PAGE 870

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
			80600.00- CO	
			209.56 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	222.06-
0946407/12/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 9 6 2 7

IDENTIF. REFERENCE

JUL 12 10 11 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 962711