This instrument prepared by:
Earl J. Porter, Jr., Atty: (cd)
214 Third Avenue North
Nashville, Tennessee 37201

TRUSTEE'S DEED

BOOK 6152 PAGE 610

Address New Owner:

Clara W. Donnell
5215 Franklin Road
Nashville, Tennessee 37220

Send Tax Statement to:

Clara W Donnell
5215 Franklin Rd
Nashville, Tn 37220

Map-Parcel Number:

81-11-139
FB 2W 34325

WHEREAS, by a Deed of Trust dated October 26, 1981, and recorded in Book 5815, page 65, Register's Office, Davidson County, Tennessee, James Calvin Randolph conveyed to Robert C. Donnell, Trustee, the hereinafter described property to secure 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 Robert C. Donnell, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Robert C. Donnell, Trustee, did give twenty days' notice of the time, place, and terms of the sale by an advertisement in three weekly publications is THE NASHVILLE RECORD, a newspaper published in the County where the land hereinafter described is situated, said advertisement appearing in the editions of said newspaper under the dates of September 1, September 8, and September 15, 1983, stating that on Thursday September 22, 1983, at the South Door of the Court House in Nashville, Davidson County, Tennessee, at 12:00 o'clock Noon, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exceptions which are expressly waived in said Deed of Trust; but subject to any and all unpaid taxes, and also subject to a first mortgage lien of record in Book 5815, page 65, 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, Robert C. Donnell, Trustee, offered said property for sale at public outcry and sold said property to Clara W. Donnell for $1.00 and the assumption of the balance of the loan, deed recorded in Book 5815 page 65, 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, Robert C. Donnell, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto said Clara W. Donnell, her heirs and assigns, the following described tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the plan of S. A. Champion's Subdivision of certain lots in the Harding Addition to Nashville, as of record in Book No. 161, page 132, Register's Office for said County.

Said Lot No. 39 fronts 50 feet on the westerly side of 21st Avenue, North, formerly Estrella Street and runs back between parallel lines 154.7 feet to an alley.

Being the same property conveyed to Howard D. Cantrell and wife Maggie Hayes Cantrell, by deed from Albert Sowell and wife Edna Mai Sowell of record in Book 1811, page 80, Register's Office for Davidson County, Tennessee. The said parties having since died, and the said Howard D. Cantrell having predeceased the said Maggie Hayes Cantrell. And being the same property devised to James Calvin Randolph as devisee under the will of Maggie Lee Cantrell, deceased, as of record in Will Book 134, page 113, Probate Clerks Office for Davidson County, Tennessee.

This property is improved and known as 1609-21st Avenue North, Nashville, Tennessee 37208.

To have And to Hold said property with the appurtenances, estate, title, and interest thereto belonging to the said Clara W. Donnell, her heirs and assigns forever, but subject to any and all unpaid taxes, and a first mortgage lien of record in Book 5815 page 65, Register's Office for Davidson County, Tennessee.

And I do further transfer and assign unto the said Clara W. Donnell, 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 22nd day of September, 1983.

Robert C Donnell, Trustee

CHECK
6 31 20
275

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Billy C. Donnell a Notary Public in and for said County and State, the within named Robert C. Donnell, 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 office in said County and State, this the 22nd day of September, 1983.

Billy C. Donnell
Notary Public

My Commission Expires Jan. 22, 1984

My commission expires: _____

OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $9,515.29

Clara W. Donnell
(Affiant)

Subscribed and sworn to before me, this the 22nd day of September, 1983.

Billy C. Donnell
Notary Public

My Commission Expires Jan. 22, 1984

My commission expires: My Commission Expires Jan. 22, 1984

H 7.8 5 7 0

IDENTIF. REFERENCE

OCT 6 1 22 PM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 6152 PAGE 612

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
			9515.29- CAMT.	
			24.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	31.20-
			3275A10/06/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7-8 5 7 0

IDENTIF. REFERENCE

OCT 6 1 22 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 984375