25.48

This Instrument Prepared By: James A. Carney, Attorney, 730 Stahlman Building, Nashville, Tenn. 37201

TRUSTEE'S DEED

BOOK 6187 PAGE 883

WHEREAS, by Installment Deed dated May 11, 1982 by M. L. Randall and wife, Shirley Randall and Robert H. Herrman and wife, Shirley Herrman to Charles E. Williams and N. Howard as tenants in common, of record in Book 6133, Page 611, Register's Office for Davidson County, Tennessee, in which said Installment Deed Charles E. Williams and N. Howard joined and conveyed the hereinafter described property to J. A. Carney, Trustee, to secure a promissory note described in said Installment Deed; and

WHEREAS, default was made in the payments, terms and conditions set forth in said instrument and promissory note, now the entire indebtedness having been declared due and payable as provided in said Installment Deed by the owners and holders thereof and the owners and holders of said note having instructed the said J. A. Carney, Trustee, to institute foreclosure proceedings as provided in the terms of said Installment Deed instrument; and

WHEREAS, J. A. Carney, Trustee, did advertise in accordance with the provisions of said Installment Deed, giving notice of an intent to sell said property at the south door of the Davidson County Courthouse in Nashville, Tennessee, on the 11th day of October 1983 at 10:00 o'clock A. M.; and

WHEREAS, at the time and place of said advertisement the said J. A. Carney, Trustee, offered the property hereinafter described for sale to the highest bidder for cash and the highest and best bid received was that of Robert H. Herrman in the total sum of $7,273.56.

NOW THEREFORE, I, J. A. Carney, Trustee, in pursuance of the power and authority vested in me by said instrument and in consideration of the sum bid, sell, transfer and convey unto the said purchaser, Robert H. Herrman, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being part of Lot 134 in the McNairy Mansion House Tract in the City of Nashville, Tennessee, a plan of which is of record on the front fly leaf of Book No. 9, of the Register's Office for said County, and more particularly described as follows:
> BEING Lot "B" on a plan of a re-subdivision of part of said Lot 134 as surveyed by Harvey Gee, July 25, 1946, (not of record) and beginning at a point in the northerly margin of Jo Johnston Avenue 94 feet easterly from the northeasterly corner of 16th Avenue North and Jo Johnston Avenue; thence northerly with the dividing line between Lots "B" and "C", 167.5 feet, more or less, to the southerly margin of an alley; thence westerly with the southerly margin of said alley 20.4 feet to a point; thence southerly and parallel to the dividing line between Lots "B" and "C" 47.5 feet to a point; thence westerly and parallel to the northerly margin of Jo Johnston Avenue 6.6 feet to the easterly margin of said Lot "A" on said plan; thence southerly with the dividing line between Lots "A" and "B" 120 feet to the northerly margin of Jo Johnston Avenue; thence easterly with the margin of Jo Johnston Avenue 27 feet to the point of beginning.

Being the same property conveyed to Charles E. Williams and N. Howard, as tenants in common by Installment Deed from M. L. Randall and wife, Shirley Randall, and Robert H. Herrman and wife, Shirley Herrman, of record in Book 6133, Page 611, Register's Office for Davidson County, Tennessee.

Free from the equity of redemption, homestead, dower, and all other exemptions of every kind, which were expressly waived in said Installment Deed instrument; to have and to hold said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Robert H. Herrman, his heirs and assigns forever. This conveyance is made subject to the powers vested in me as Trustee and I assign the benefits of all warranties vested in me by said deed, but not otherwise. This conveyance is made subject to unpaid taxes, and restrictions as to building and use and to any other superior liens of record.

WHEREFORE, this Trustee's Deed has been executed in Nashville, Tennessee, on this 15th day of November 10, 1983.

J. A. Carney, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named, J. A. Carney, Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November 1983.

NOTARY PUBLIC

My Commission Expires: 10/14/86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,273.56.

Affiant

Subscribed and sworn to before me this 15th day of November 1983.

NOTARY PUBLIC

My Commiddion Expires: 10/14/86

12/05 25.48- CHECK
H 9 0 1 4
IDENTIF. REFERENCE
DEC 5 12 18 PM '83
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
RUSH
7121

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6187 PAGE 885

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
			7273.56- CAMT.	
			18.98 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	25.48-
7121A	12/05/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9.0 1 4.4

IDENTIF. REFERENCE

DEC 5 12 10 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 997809