OFFICIAL RECEIPT

~~Return To:~~

Mrs. Juanita A. Hearn
2616 Windemere Drive
Nashville, TN 37214

File 4H

This Instrument Prepared By:
James Wm. Hofstetter, Jr.
Legal Department
Third National Bank in Nashville
P.O. Box 2704 - Uptown Station
Nashville, TN. 37219

BOOK 6194 PAGE 331

TRUSTEE'S DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Juanita A. Hearn (NAME:)	Same (NAME:)	84-6-14
2616 Windemere Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

THIS INSTRUMENT made and entered into this 9th day of December, 1983, by and between James Wm. Hofstetter, Jr., Trustee, and Juanita A. Hearn, a widow, hereinafter referred to as "Grantee."

WITNESSETH:

WHEREAS, on the 20th day of August, 1981, R. P. Johns and wife, Clayte M. Johns, did execute and deliver to James Wm. Hofstetter, Jr. a Deed of Trust securing certain indebtedness described therein, said Deed of Trust being recorded on the 24th day of August, 1981, in the Register's Office of Davidson County, Tennessee, in Book 5786, Page 56, and;

WHEREAS, default was made in the payment of the indebtedness and interest as the same became due and payable on the note secured by said Deed of Trust, and the owner and holder of said note elected to declare the entire amount due and payable and instructed the undersigned, James Wm. Hofstetter, Jr., Trustee, to foreclose said Deed of Trust and to advertise and sell the property conveyed therein, and;

WHEREAS, on Friday, the 9th day of December, 1983, at 12:00 Noon, the said Trustee, at the south front door of the Courthouse for Nashville, Davidson County, Tennessee, offered said real estate for sale subject to all unpaid taxes, if any, which may be of record, restrictive covenants, easements and any and all prior mortgages of record, if any, and in lieu of the said R. P. Johns and wife, Clayte M. Johns' equity of redemption, as provided in

12/14/83 20- CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,500.00

Subscribed and sworn to before me, this the 9th day of December 9, 19 83

Wesley O. Turner
Affiant

My commission expires: April 14, 1987
(Affix Seal)

Debra D. Walton
Notary Public

This is improved (X) unimproved ( ) property known as 2620 Windemere Dr., Nashville, TN 37214
(House Number) (Street) P. O. Address: (City or Town)

5563

said Deed of Trust, as being cried for a reasonable time, the highest and best bid received was the sum of Fifty-Nine Thousand Five Hundred and no/100($59,500.00)DOLLARS, from said Grantee, and the sum was in hand paid and then applied as specified in said Deed of Trust.

NOW, THEREFORE, THIS DEED FURTHER WITNESSETH:

For and in consideration of the said Grantee having paid the Trustee the sum of Fifty-Nine Thousand Five Hundred & no/100 ($59,500.00) DOLLARS, the receipt of which is hereby acknowledged, the Trustee having this day bargained and sold and does hereby sell, transfer and convey unto said Grantee, its/his/her successors and assigns, and/or heirs, forever, the following described real property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Sunny Acres, Section IV, as of record in Book 2900, page 2, Register's Office for said County.
>
> Said Lot No. 117 fronts 150 feet on the northerly side of Windemere Drive and extends back between parallel lines, 293.0 feet on the easterly line and 249.4 feet on the westerly line to a dead line measuring 156.1 feet thereon.
>
> Being the same property conveyed to R. P. Johns and wife, Clatye M. Johns, by deed from R. A. Mabe, Jr. and wife, Vivienne B. Mabe, of record in Book 3849, Page 854, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, any improvements thereon, and to said Grantee, its/his/her successors and assigns and/or heirs, in fee simple, forever and in bar of all of the said R. P. Johns and wife, Clayte M. Johns' rights of equity and redemption.

And the Trustee does hereby transfer, assign and set over to said Grantee all of his covenants and warranties in the aforesaid Deed of Trust and does hereby transfer, sell and convey unto said Grantee every right, title and interest which he as Trustee holds by virtue of said Deed of Trust.

WITNESS the signature of the Trustee on the 9th day of December, 1983.

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JAMES WM. HOFSTETTER, JR.
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Virginia Daniel, a Notary Public in and for said County and State, the within named James Wm. Hofstetter, Jr., Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and affixed seal in Nashville, Davidson County, Tennessee, this 9th day of December, 1983.

NOTARY PUBLIC

My Commission Expires:

January 18, 1987

H92087

T IDENTIF. REFERENCE

DEC 14 3 56 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____ BOOK 6194 PAGE 334

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

59500.00- CAMT.
154.70 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 164.20-
9563A12/14/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 92087

IDENTIF. REFERENCE

DEC 14 9 56 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171