ADDRESS NEW OWNER:

James A. Kearley
1020 Davidson Road
Nashville, TN 37205

SEND TAX BILLS TO: Map 119-1-Parcel 461

Same

THIS INSTRUMENT PREPARED BY:

James V. Mondelli
Attorney at Law
5115 Maryland Way
Brentwood, TN 37027

TRUSTEE'S DEED

WHEREAS, James N. Wells and wife Christine M. Wells executed to John J. Archer, Trustee, a certain Deed of Trust upon the property hereinafter described, the same being dated August 18, 1980, and of record in Book #5639, Page #278, Register's Office for Davidson County, Tennessee; and

For the purposepose of better and more effectually securing the payment of said promissory note as evidenced by said Deed of Trust, and rendering unncessary Court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as they mature, the said James Allen Kearley and wife Mary Alice Kearley, transferred and conveyed unto James V. Mondelli, Successor Trustee, his successors and assigns, the real estate hereinafter described, with the appurtenances, estate, title and interest thereto belonging for the purposes aforesaid only; and

The indebtedness secured by said Deed of Trust became overdue and unpaid, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust gave due notice to James N. Wells and wife Christine M. Wells by mailing certified return receipt requested to the above named individuals on the 16th day of November, 1983, a copy of the Notice of Trustee's Sale and the intention of the holder of said note to foreclose the lien of said of Deed of Trust if the conditions of default then existing were not cured.

The default not being cured within the time allowed, and no hearing having been sought by the Debtors, the undersigned Successor Trustee, acting upon the demand of the lawful owner and holder of said indebtedness, proceeded

to advertise the security for sale at foreclosure by notices published in the Nashville Record on November 17, 24, and December 1, 1983, in accordance with the provisions of the Deed of Trust.

After due advertisement as required by law and the terms of the Deed of Trust, the undersigned Successor Trustee offered said land as desribed in the Installment Deed, for sale at the South Door of the Courthouse in Nashville, Davidson County, at 12:00 Noon on Thursday, December 8, 1983, when and where James Allen Kearley and wife Mary Alice Kearley became the last and highest bidders at the price of $26,513.45 Dollars and thereupon the lawful owner and holder of the secured indebtedness directed the undersigned Successor Trustee to execute a Trustee's Deed in favor of the said James Allen Kearley and wife Mary Alice Kearley.

NOW, THEREFORE, I, James V. Mondelli, Successor Trustee as aforesaid, in consideration of the premises and the sum of $26,513.45 Dollars to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto James Allen Kearley and wife Mary Alice Kearley, their successors and assigns, with the full power to mortgage, sell, transfer and convey without joinder of any beneficiary, the land sold as aforesaid, being situated in Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the map of Overhill City and W. H. Fox subdivision, as of record in Book #332, Page 21, Register's Office for said County.
>
> Said Lot No. 3 fronts 50 feet on the northerly side of Peach Tree Street and runs back between parallel lines 150 feet to an alley. Being the same property conveyed to James N. Wells and wife Christine M. Wells by deed from James Allen Kearley and wife Mary Alice Kearley, of record in book #5639, Page 275, Register's Office for Davidson County, Tennessee.
>
> Said sale is subject to the following:
>
> 1. Any and all unpaid taxes.

To have and to hold the said property to the said grantees, or their successors and assigns, forever, with the appurtenances, estate and title and interest thereunto appertaining.

WITNESS my hand this the 9th day of Dec., 1983.

James V. Mondelli Trustee

JAMES V. MONDELLI, TRUSTEE

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 James V. Mondelli, Trustee, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes contained therein .

Witness my hand and official seal at Nashville, Tennessee, on this 8 day of December of 19 83.

Donna Duff
NOTARY PUBLIC

My Commission Expires:

7/18/89

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $26,513.45.

James V. Mondelli
AFFIANT

Sworn to and subscribed before me this 8 day of Dec., 1983.

Donna Duff
NOTARY PUBLIC

My Commission Expires: 7/18/89

H93308

IDENTIF. REFERENCE

DEC 21 | 22 PM '83

RUSH

12/21/83 73.40 CHECK

1183

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

RECEIVED OF _____

FOR _____

BOOK 6198 PAGE 456

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

26513.45- CAMT.
68.90 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 78.40-
1183A12/21/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H93308

T
IDENTIF. REFERENCE

DEC 21 1 22 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1743