18.20
6.50
24.70

This Instrument Prepared By: J. A. Carney, Atty, Stahlman Bldg, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	MAP - PARCEL
J. T. Murphree et ux	Same	Map 81-7
802 Ewing Avenue		Parcel 133
Nashville, Tennessee 37203		2W 13520

TRUSTEE'S DEED

BOOK 6213 PAGE 54

WHEREAS, by Installment Deed by J. T. Murphree and wife, Winifred Murphree, to David L. Bersson, an unmarried person, of record in Book 5614, Page 28, Register's Office for Davidson County, Tennessee, in which said Installment Deed David L. Bersson joined and conveyed the hereinafter described property to E. A. Carney, Trustee, to secure a promissory note described in said Installment Deed; and

WHEREAS, default was made in the payment and conditions of said note and the owner and holder of said note instructed the said E. A. Carney, Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, the said E. 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 Courthouse in Nashville, Davidson County, Tennessee on December 12, 1983 at 12:00 o'clock noon; and

WHEREAS, at the time and place stated in said advertisement the said E. A. Carney, Trustee, offered the property hereinafter described for sale to the highest and best bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which were expressly waived in said Installment Deed, but subject to any and all unpaid real estate taxes and superior liens of record; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, E. A. Carney, Trustee, offered for sale and sold said property to J. T. Murphree for $7,000.00, which amount was the highest, best, and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM OF $7,000.00 cash in hand paid, the receipt of which is hereby acknowledged, I, E. A. Carney, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said J. T. Murphree, his heirs and assigns, the following described real property in Davidson County, Tennessee, as follows:

Being the southerly 39½ feet of the northerly 59½ feet of Lot No. 3 in Holt's Unrecorded Subdivision of Lots Nos. 8 and 11 in Owen's Buena Vista Plan, the original plan is of record in Book 15, Pages 10 and 11, Register's Office for said County.

Said part of Lot No. 3 fronts 39½ feet on the easterly side of 10th Avenue North, formerly Crooked Street, and runs back between parallel lines 129 feet, more or less, to an alley, the northerly line of this lot being 28¼ feet southerly from the southerly margin of Cass Street.

Being the same property conveyed to David L. Bersson by deed from J. T. Murphree et ux of record in Book 5614, Page 28, R.O.D.C., Tn.; and being the same property conveyed to Paul D. Hussey by deed from David L. Bersson of record in Book 5953, Page 379, R.O.D.C. Tn.;

and being the same property conveyed to Walter L. Buchanan and wife, Beverley Buchanan, by deed from Paul D Hussey of record in Book 6043, Page 218, R.O.D.C., Tn.

To have and to hold said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his heirs and assigns forever, but subject to said real estate taxes and any superior liens of record.

WITNESS my hand on this the 21st day of December 1983.

E. A. Carney, Trustee

E. A. Carney, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at Nashville, Tennessee, on this the 21st day of December 1983.

Betty Ezell

NOTARY PUBLIC

My Commission Expires: 4-22-84

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

Affiant

Subscribed and sworn to before me, this ~~21st~~ 12th day of ~~December~~ January 1984.

~~NOTARY PUBLIC~~ B. Edwards - Dep. Reg.

~~My Commission Expires:~~ _____

5762 01/12 24.70- CHECK

H 9 7 1 3 5

IDENTIF. REFERENCE

JAN 12 12 55 PM '84

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6213 PAGE 56

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

7000.00- CAMT.
18.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 24.70-
5762A01/12/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 7 1 3 5

IDENTIF. REFERENCE

JAN 12 12 55 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 6196