This instrument was prepared by:
Robert B. Young, Attorney
802 51st Avenue, North
Nashville, Tennessee 37209
Ph: (615) 269-3454

New Owners:
Cody E. Richardson, Jr.
Charles Barry Cooper
327 Baywood Drive
Nashville, TN 37211

Tax Bills:
Same

BOOK 6231 PAGE 769

Map No. 63-8
Parcel No. 60 ER
Field Book No. 4D30030

The actual consideration for value whichever is greater for this transfer is $6,541.75 .

James C Pickett
Affiant

Sworn to and subscribed before me this 10 day of February 1984.

Robert B Young
Notary Public

My Commission Expires: NOTARY PUBLIC DAVIDSON COUNTY, TN

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IDENTIF. REFERENCE

FEB 15 2 19 PM '84

REGISTER DAVIDSON, TN

TRUSTEE'S DEED

WHEREAS, Alton M. Abston and wife, Willie C. Abston and Willie M. Abston, executed an Installment Deed on the 16th day of February 1976, which was recorded in Deed Book 4997, Page 228, Register's Office of Davidson County, Tennessee conveying to James C. Pickett, Trustee, the hereinafter described property to secure payment to Mary R. Green and husband, Robert A. Green, a promissory note fully described in said Installment Deed and

WHEREAS, default has occurred in the payment of said Note, and pursuant to the terms of said Note and said Installment Deed, all of said indebtedness has been declared due and collectible by Mary R. Green and husband, Robert A. Green, holder of said Note, who have demanded of the Trustee to advertise said property for the satisfaction of said indebtedness.

WHEREAS, James C. Pickett, Trustee, pursuant to the request of the owner of said Note, under and by virtue of the powers vested in him as such Trustee, advertised the said real estate as required by the terms of said Installment Deed in the Nashville Record, a newspaper

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published in Davidson County, Tennessee, for sale for cash in bar of equities of redemption, dower, and homestead, and for the purpose of the payment of said Note, interest and costs, and pursuant to said advertisement, on February 8, 1984, at the front door of the Courthouse in Davidson County, Tennessee at 11:00 A.M., the said James C. Pickett, Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of equities of redemption, dower and homestead, as provided in said Installment Deed, Cody E. Richardson, Jr. and Charles Barry Cooper being the highest and best bidder, became the purchaser at the price of $6,541.75.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, I, James C. Pickett, do hereby sell, transfer and convey as Trustee, unto the said Cody E. Richardson, Jr. and Charles Barry Cooper, their successors and assigns, in bar of the equities of redemption, dower and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

> Being Lots Nos. 1 and 2, Block "Z" on the Map of Hadley's Bend City, as of record in Book 421, Page 120 of the Register's Office, for said county, and particularly described as follows:
>
> Beginning at the southeast corner of Hadley Bend Boulevard and Cumberland Avenue; thence with the easterly margin of Cumberland Avenue southwardly 50 feet to the corner of lots 2 and 3; thence with the line between said two lots eastwardly to the southwesterly margin of Hadley Bend Boulevard; thence with said Boulevard in a northwesterly and westerly direction to the beginning.
>
> Being the same property conveyed to Mary R. Green by deed from James C. Pickett, Trustee, of record in Book 4700, Page 108, Register's Office for said County.
>
> This is improved property, known as 323 Hadley Bend Boulevard, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the same unto the said Cody E. Richardson, Jr. and Charles Barry Cooper, their successors and assigns, forever, James C. Pickett, covenants as Trustee that he has full power and authority to sell and convey the said real estate as herein set out, that the Installment Deed recited that the title thereto was clear, free and unencumbered of its dates; and he will forever warrant the same

against the lawful claims of any and all persons holding by, through or under him as to these matters as of the date of the Installment Deed; but these covenants and warranties are by him as Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens and easements and restrictions of record.

IN WITNESS WHEREOF, James C. Pickett, Trustee, has hereunto set his hand this 10 day of February 1984.

James C. Pickett
Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Robert B Young a Notary Public in and for said County and State, the within named James C. Pickett, 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 Nashville, Tennessee, this 10 day of February 1984.

Robert B Young
Notary Public

My Commission Expires 10/10/87

ROBERT B. YOUNG NOTARY PUBLIC DAVIDSON COUNTY