OFFICIAL RECEIPT

VIII-B/2 2/8/84

This instrument prepared by: JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

SUBSTITUTE TRUSTEE'S DEED

BOOK 6232 PAGE 904

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
Mr. Douglas L. Sexton P. O. Box 1, Box 154 Pegram TN 37143	- SAME -	8DA-46485 81-10-139

WHEREAS, Roy W. Napper and wife, Jane M. Napper, and Thomas P. McHugh and wife, Bettie J. McHugh, by Installment Deed dated 19 January 1981, of record in Book 5702, page 391, Register's Office for Davidson County, Tennessee, conveyed the property herein described to W. G. Traber, Trustee, for the purposes of securing the payment of a note described in said Installment Deed; and

WHEREAS, John R. Reynolds was appointed Substitute Trustee by instrument of record in Book 6184, page 656, Register's Office for Davidson County, Tennesee; and

WHEREAS, default was made in the payment of said note and the owner and holder of said note instructed said Substitute Trustee to institute foreclosure proceedings as provided in said Installment Deed; and

WHEREAS, said John R. Reynolds, Substitute Trustee, did advertise in accordance with the provisions of said Installment Deed to sell said property at the main door of the Courthouse in Davidson County, Tennessee, on Friday, 3 February 1984, at 12 o'clock Noon; and

WHEREAS, at the time and place as named in said advertisement, said John R. Reynolds, Substitute Trustee, offered the property herein described for sale, to the highest bidder for cash, and the highest and best bid was that of DOUGLAS L. SEXTON in the amount of ONE THOUSAND FIVE HUNDRED ($1,500.00) DOLLARS.

NOW, THEREFORE, I, JOHN R. REYNOLDS, Substitute Trustee, in pursuance of the power and authority contained in said Installment Deed, and in consideration of the amount aforesaid, do by these

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OFFICIAL RECEIPT

presents sell, transfer and convey unto DOUGLAS L. SEXTON, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Tract No. 1: Land in Davidson County, Tennessee, being Lots Nos. 67 and 68 on the Map of Cobb Subdivision of Lot No. 6 of the Harding Bosley Tract, of record in Book 161, page 155, Register's Office for said County.

Said Lot No. 67 fronts 50 feet on the southerly side of Martha Street (now Delk Avenue) and runs back 249.6 feet on the westerly and 240 feet on the easterly line to an alley, measuring 50.5 feet thereon.

Said Lot No. 68 fronts 50 feet on the southerly side of Martha Street (now Delk Avenue) and runs back between lines 240 feet on the westerly line and 244.4 feet on the easterly line to an alley, measuring 50 feet thereon.

Tract No. 2: Land in Davidson County, Tennessee, being Lot No. 65 on the Map of Cobb's Subdivision of Lot No. 6 of the Subdivision of the Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for said County.

Said Lot 65 fronts 50 feet on the southerly side of Delk Avenue (formerly Martha Street) and runs back between lines 259.2 feet on the East line and 268.8 feet on the West line to the North line of an unnamed street shown on said Plan on which it measures 50.5 feet.

Tract No. 3: Land in Davidson County, Tennessee, being Lot No. 66 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, of record in Book 161, page 155, Register's Office.

Said Lot No. 66 fronts 50 feet on the southerly side of Delk Avenue, formerly Martha Street, and extends back 249.6 feet on the easterly line and 259.2 feet on the westerly line to an alley, measuring 50.5 feet thereon.

Being the same property conveyed to Roy W. Napper and wife, Jane M. Napper, and Thomas P. McHugh and wife, Bettie J. McHugh, by Installment Deed from Douglas L. Sexton and wife, Virginia A. Sexton, of record in Book 5702, page 391, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto, belonging to the Grantee, his heirs and assigns, forever. I make this conveyance in pursuance to the powers vested in me as Substitute Trustee, transferring to said Grantee forever, the benefit of all warranties as made to me in said Deed, but no further or otherwise.

Executed at Nashville, Tennessee, this 8th day of February 1984.

John R. Reynolds

JOHN R. REYNOLDS, SUBSTITUTE TRUSTEE

OFFICIAL RECEIPT

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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 JOHN R. REYNOLDS, Substitute Trustee, 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 8th day of February 1984.

Notary Public

My commission expires 21 July 1985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $1500.00.

Affiant

Sworn to and subscribed before me this 8th day of February 1984.

Notary Public

My commission expires 21 July 1985

103726

IDENTIF. REFERENCE

FEB 17 10 50 AM '84

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6232 PAGE 907

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

1500.00- CAMT.
3.90 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 13.40-
3949A02/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

FEB 17 10 51 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 14129