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Prepared by
Stoltzmeier & Westbrook
2002 Richards Jones Rd.
Nashville, Tenn.
37215

TRUSTEE'S DEED

Address New Owner as Follows:	Send Tax Bills To:	Map Parcel Nos.:
Robert M. Millsap, et ux P.O. Box 564 Hollister, Missouri 65672	Same	118-7 #28 BH 2076

This instrument made and entered into on this 9th day of JANUARY, 1984, by and between Larry L. Westbrook, Trustee, party of the first part and Robert M. Millsap and wife, Sharon D. Millsap, parties of the second part:

WHEREAS, by Deed of Trust dated June 15, 1978, of record in Book 5307, page 584, Register's Office for Davidson County, Tennessee, C.G. Williams, Gary S. Paxton and William M. Woodward conveyed to Larry L. Westbrook as Trustee, the hereinafter described real estate to secure a Deed of Trust note dated June 15, 1978, in the principal sum of $125,000.00, payable to Robert M. Millsap and wife, Sharon D. Millsap; and

WHEREAS, default was made in payment of said Deed of Trust note and the holder thereof having directed the party of the first part to sell said property, as provided by said Deed of Trust, the party of the first part did on November 17, November 23, and December 1, 1983, advertise said property in the Nashville Record, a newspaper published in Davidson County, Tennessee, for the property to be sold on December 9, 1983 at 11:00 a.m. and pursuant to said notices, on this date, during legal hours at the time specified, the party of the first part offered said property for sale, at the south door of the Metropolitan Courthouse, Nashville, Tennessee, and sold said property to Robert M. Millsap and wife, Sharon D. Millsap, for the highest and best bid of $135,135.74, being the balance due on said note, plus advertising expense, and accrued interests on the original principal.

NOW, THEREFORE, this deed witnesseth: that for and in consideration of the party of the second part cancelling and

03/02 360.76- CHECK

5957

surrendering the Deed of Trust note secured by the aforesaid Deed of Trust, the party of the first part has this day bargained and sold, and does hereby sale, transfer and convey unto the party of the second part, its heirs and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot No. 34 on the Map of Berry Wood Subdivision as of record in Book 1835, page 24, Register's Office for said County, as revised and corrected by an instrument of record in Book 1944, page 159, Register's Office for said County.
>
> Said Lot No. 34 fronts 72 feet on the East side of Larmon Avenue and runs back between lines 166.8 feet on the north line and 170 feet on the south line to a dead line in the rear on which it measured 76.2 feet.
>
> Being the same property conveyed to C.G. Williams, Gary S. Paxton and William M. Woodward by deed from Robert M. Millsap and wife, Sharon D. Millsap, of record in Book 5307, page 582, Register's Office for Davidson County, Tennessee.

To have and to hold said land and premises, together with all improvements thereon, unto the party of the second part, its heirs and assigns, in fee simple forever, and in bar of all equity of redemption, homesteads and dower and all other exemption and rights of every kind expressly waived in the Deed of Trust.

And the party of the first part as Trustee, does hereby transfer, assign and set over unto the party of the second part, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as fully as he is authorized to do as trustee, but not further or otherwise.

Witness the party of the first part on this 9th day of January, 1984.

LARRY L. WESTBROOK, Trustee

AFFIDAVIT

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in aforesaid County and State, within Larry L. Westbrook, Trustee, the bargainor, with whom I am personally acquainted and who acknowledged himself to be Trustee, and that he executed the within instrument for the purposes therein contained.

Witness my hand at office in Nashville, Tennessee, this 9 day of January, 1984.

Adelaide V. Midkiff
NOTARY PUBLIC

ADELAIDE V. MIDKIFF NOTARY PUBLIC AT LARGE

My Commission Expires:

7-27-86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,135.74.

Larry L. Westbrook
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME this 9 day of January, 1984.

Adelaide V. Midkiff
NOTARY PUBLIC

My Commission Expires:

7-27-86

ADELAIDE V. MIDKIFF NOTARY PUBLIC AT LARGE

I 0 6 1 8 0

T. IDENTIF. REFERENCE

MAR 2 12 30 PM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

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RECEIVED OF _____

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

135135.74- CAMT.
351.26 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 360.76-
6557A03/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 6 1 8 0

T
IDENTIF. REFERENCE

MAR 2 12 30 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 17043