SEND TAX BILLS TO:
Ed Groves Realty Company
5915 Charlotte Avenue
Nashville, TN 37209

91-13
892
8DA 37315

THIS INSTRUMENT WAS PREPARED BY:
Rick M. Johnson
3221 Nolensville Road
Nashville, TN 37201

BOOK 6245 PAGE 213

TRUSTEE'S SALE

WHEREAS, on November 2, 1982, Albert E. Meade and Wife, Peggy L. Meade, executed a Deed of Trust to Rick M. Johnson, Trustee, to secure a promissory note in the original amount of $6,000.00, same being payable to Edwin A. Groves, and/or Linda J. Groves, said note being payable in monthly installments as set out in the Deed of Trust aforesaid which is of record in the Register's Office for Davidson County, Tennessee, in book 5959, Page 376, and;

WHEREAS, Rick M. Johnson, Trusstee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in him required by law and by the terms of said Deed of Trust, by giving twenty-one (21) days notice by three (3) successive publications, namely: February 16, February 23, and March 1, 1984, in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement, on March 8, 1984, at 11:00 A.M. at the Main Door of the Courthouse in Davidson County, Tennessee, he as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time Edwin A. Groves submitted the highest and best bid Six Thousand in the amount of cash.

NOW, THEREFORE, in consideration of the premises, Rick M. Johnson, Trustee, does hereby sell, transfer and convey Edwin A. Groves and wife Linda J. Groves to their successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to wit:

> Being part of Lot No. 88 on the Map of West Nashville Heights, as of record in Book 332, Page 127, Register's Office for said County.
>
> Said Lot No. 88 fronts 50 feet on the northerly side of Grundy Street and runs back between parallel lines 170 feet to an alley.
>
> INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is the following: Being part of Lot No. 88 on the Map of West Nashville Heights, as of record in Book 332, Page 127, in the Register's Office for Davidson County, Tennessee.
>
> BEGINNING at a point in the southwest corner of said Lot No. 88 and runs with the West boundary line of said lot, North 4 degrees 56' West, 51.6 feet to a point; thence South 77 degrees 07' East 52.4 feet to a point in the East boundary

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line South 4 degrees 56' East, 31.6 feet to a point in the North margin of O'Brien Avenue; thence with said margin westerly 50 feet to the point of beginning, containing 2,080 square feet, more or less.

Being the same property conveyed to Albert E. Meade and Wife, Peggy L. Meade by deed from Edwin A. Groves and Wife, Linda J. Groves of record in Book 5959, Page 373, Register's Office for Davidson County, Tennessee.

Rick M. Johnson, Trustee, conveys to Edwin A. Groves and wife Linda A. J. Groves, all the rights conveyed to him as said Trustee, in said Deed of Trust, including such covenants and warranties as he, as such Trustee, may lawfully make, all his actions in the premises being solely as Trustee and not otherwise, under the power vested in him under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand at Nashville, Tennessee, this 8th day of March, 1984.

IDENTIF. REFERENCE T 07489

MAR 8 11 24 AM '84

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Rick M. Johnson, 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 Rick M. Johnson, 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 the 8th day of March, 1984.

NOTARY PUBLIC

BOYCE BAILEY NOTARY PUBLIC

My Commission Expires: 4/19/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $28,884.38. This is equal to or greater than the property would bring at a fair and voluntary sale.

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

~~My Commission Expires~~: _____

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 6245 PAGE 215

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
			27884.78- CAMT.	
			72.54 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	79.04-
			8537A03/06/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 7 4 8 9

IDENTIF. REFERENCE

MAR 8 11 24 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18586