This Instrument Prepared By:
George V. Crawford, Jr.
Bone and Crawford
A Professional Law Corporation
Vanderbilt Plaza, Suite 900
2100 West End Avenue
Nashville, Tennessee 37203

TRUSTEE'S DEED

BOOK 6257 PAGE 525

Address New Owner(s) As Follows	Send Tax Bills To	Map Parcel Numbers
Portia S. Ward	Portia S. Ward	117-4 297 24W-13386
1511 Kirkwood Avenue	1502 Cedar Lane	
Nashville, TN 37212	Nashville, TN 37212	
(City) (State) (Zip)		

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated August 16, 1982, executed by Anthony Hill and Earl Carmicle to George V. Crawford, Jr., Trustee, which is recorded in Book 5926, Page 522, Register's Office for Davidson County, Tennessee, and the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said Deed of Trust; I, George V. Crawford, Jr., Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 noon, March 22, 1984, at the front door of the Metropolitan-Davidson County Courthouse, Nashville, Davidson County, Tennessee, to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust, but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; I, George V. Crawford, Jr., Trustee, personally appeared and offered said property for sale at public outcry, and the highest, best and last bid received was the sum of Thirty-Five Thousand Dollars ($35,000.00) by Portia S. Ward, and said property was knocked off and sold to Portia S. Ward.

NOW, THEREFORE, in consideration of the premises and the sum of Thirty-Five Thousand Dollars ($35,000.00) cash in hand paid by Portia S. Ward, I,

George V. Crawford, Jr., Trustee, have this day bargained and sold and by these presents do transfer and convey to her heirs and assigns a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 101 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for said County, more particularly described as follows:
>
> Said Lot No. 101 fronts 69.9 feet on the southerly side of Kirkwood, formerly Augusta Avenue, and runs back 125 feet on the easterly line and 124.6 feet on the westerly line to an alley, measuring 69.9 feet thereon.
>
> Being the same property conveyed to Anthony Hill and Earl Carmicle by deed from Portia S. Ward of record in Book 5926, page 519, in Register's Office for Davidson County, Tennessee.
>
> Said property is known as 1511 Kirkwood Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Portia S. Ward, her heirs and assigns, forever.

And I covenant with the said Portia S. Ward that I am lawfully seized and possessed of said real estate as Trustee only, and by the terms of the above mentioned Deed of Trust have a good right to sell and convey the same, and that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to said real estate to Portia S. Ward, her heirs and assigns, against the lawful claims of any persons claiming through me as Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate than I received as Trustee.

WITNESS my hand this 2nd day of March, 1984.

TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of March, 1984.

NOTARY PUBLIC

My commission expires:

Oct. 19, 1986

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 George V. Crawford, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of March, 1984.

NOTARY PUBLIC

My commission expires:

Oct. 19, 1986

PUBLISH

IDENTIF. REFERENCE

MAR 27 10 02 AM '84

FEE

DAVIDSON COUNTY, TN

11144.99

03/27 100.50- CHECK

3420

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

BOOK 6257 PAGE 528

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

35000.00- CAMT.
91.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 100.50-
3420A03/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T I T 4 4 9

T IDENTIF. REFERENCE

MAR 27 10 02 AM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 23329