Prepared by:
Solomon, Kelly, Bennett,
Suite 1100 Bldg
P.O. Box 2707
Nashville, TN 37219

TRUSTEE'S DEED

Address New Owner As Follows: Morris Tucker, Jr.
121 Central Street
Campbellsville, Ky 42718

Send Tax Bill To: Same

Map-Parcel Nos.
71-6
Book 52,51

BOOK 6280 PAGE 306

WHEREAS, by Installment Deed of record in Book 5440, Page 409, Register's Office for Davidson County, Tennessee, Marion H. King, Margaret G. King, Hubert Leroy Shifflett, John H. Whitesell, and Ronald W. Fischer did convey in trust to John A. Gupton, III, Trustee, the hereinafter described real estate to secure a promissory note in the principal amount of Ninety-Five Thousand Dollars ($95,000.00) to Morris Tucker, Jr. and wife, Martha A. Tucker, with the power of sale vested in said Trustee in the event of default in the payment of said installments; and

WHEREAS, said Installment Deed provided that in the event of default on payment of any indebtedness when due, the entire debt shall, at the option of the holder and owner thereof, become due and payable; and

WHEREAS, default has been made in the payment of certain installments of said indebtedness now due and the owner of the note secured by said Installment Deed has declared the entire balance due and payable and has instructed the Trustee to foreclose said Installment Deed and to sell said property as provided in said Installment Deed, and the said John A. Gupton, III, as Trustee, did advertise said property for sale at the front door of the courthouse at Nashville, Davidson County, Tennessee, on the 27th day of April, 1984, at 12:00 noon, by giving twenty (20) days' notice by publication of said sale three (3) times in the Nashville Record on March 29, 1984, April 5, 1984, and April 12, 1984, and pursuant to said notices, the said John A. Gupton, III,

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 95,000.00.

Sworn to and subscribed before me, this 27th day of April, 1984.

Morris Tucker
Affiant

My Commission Expires: _____

Notary Public

Peg King

Trustee, offered said property for sale at the front door of the Courthouse in Nashville, Davidson County, Tennessee, on April 27, 1984, at 12:00 noon, and after receiving competitive bids, sold said property to Morris Tucker, Jr. at the price of $ 57,000, this being the highest, last, and best bid.

THEREFORE, IN CONSIDERATION OF THE PREMISES, and in consideration of the sum of $ 57,000, the receipt of which is hereby acknowledged, the said John A. Gupton, III, Trustee, pursuant to the powers granted him in said Installment Deed, has bargained, sold, and does hereby sell, transfer, and convey to Morris Tucker, Jr., his heirs and assigns, free from the equity and exemptions of every kind, except the statutory right of redemption, all of which are expressly waived by said Installment Deed, the following described property located in Davidson County, Tennessee, to-wit:

> BEING the westerly 60 feet of Lot No. 21, the easterly part of Lot No. 21, and the westerly part of Lot No. 20, on the Map of John Scruggs Subdivision of 8 acres, as of record in Book 161, Page 86, Register's Office for said County, together with a 12 foot strip paralleling the westerly lot line of Lot No. 21 and 5 feet paralleling the northerly or rear line of Lot No. 21 and 20 as set out on the official map of Metropolitan Government of Nashville and Davidson County, Tennessee, Map Number 71-6, parcels 52 and 51, and abandoned by Metropolitan Government by Ordinance Number 64-324, and described in 2 tracts as follows:
>
> TRACT I: BEGINNING at a point in the northerly margin of Artic Avenue 58 feet west of the common corners of Lot No. 21 and 20; thence with the margin of Artic Avenue westwardly 72 feet to a point; thence northwardly 142.3 feet, more or less, to the center point in an abandoned alley; thence eastwardly with the center line of said alley 72 feet, more or less, to a point; thence southerly and parallel with the westerly line of Lot 21, 135 feet, more or less, to the point of beginning.

TRACT II: BEGINNING at a point in the northerly margin of Artic Avenue, being the common front corners of Lot Nos. 21 and 20; thence westwardly 58 feet to a point; thence northwardly 135 feet, more or less, to the center of an abandoned alley; thence eastwardly with the center line of said abandoned alley 58.3 feet, more or less, to a point; thence southerly and parallel with the westerly side lot line in Lot No. 21, 132.5 feet, more or less, through the westerly portion of Lot 20 to the point of beginning.

BEING the same property conveyed to Marion H. King, Margaret G. King, Hubert Leroy Shifflett, John H. Whitesell, and Ronald W. Fischer, acting in partnership, from Morris Tucker, Jr. and wife, Martha A. Tucker, as of record in Book 5440, Page 409, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement for public utility and drainage purposes along a 12-foot strip parallel with the westerly lot line of Lot No. 21, and a public utility and drainage easement along the rear 5 feet of Lot Nos. 21 and 20, retained in Ordinance 64-324 closing, vacating and abandoning the alley north of Artic Avenue, West of Brick Church Pike.

This is improved property known as 1402 Artic Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title, and interest belonging to Morris Tucker, Jr., his heirs and assigns, forever, and the said John A. Gupton, III, as Trustee, does hereby transfer, assign, and set over to Morris Tucker, Jr., his heirs, and assigns, all of the covenants and warranties contained in the aforesaid Installment Deed and does hereby warrant the title to said property as he is authorized to do as Trustee, but no further or otherwise.

This conveyance is made subject to all unpaid taxes which may be a lien against the property and to all of the liens, encumbrances, and other matters of record.

Witness the signature of the said John A. Gupton, III, Trustee, at Nashville, Davidson County, Tennessee, this 27th day of April, 1984.

John A. Gupton, III, Trustee

STATE OF TENNESSEE)
) SCT.
COUNTY OF DAVIDSON)

On this 27th day of April, 1984, before me personally appeared John A. Gupton, III, Trustee, to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Sylvia L. Roper
Notary Public

My Commission Expires: 10-20-85

RUSH

I 1 8 4 3 4

IDENTIF. REFERENCE

APR 27 12 44 PM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6280 PAGE 310

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
			89000.00- CAMT.	
			231.40 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 243.90-	
			2101A04/27/84 CAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1:8 4 3 4:

IDENTIF. REFERENCE

APR 27 12 44 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 31748