This Instrument Prepared By:
ROBINSON & GWIN, ATTORNEYS
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
John O. Young
1150 Valley Blvd F-104
Nashville,
TN 37217

04-68127
M 76-5, pg 22

TRUSTEE'S DEED

WHEREAS, under date of November 25, 1980, Edgar C. Hulse and wife, Donna T. Hulse executed a certain Deed of Trust to John T. Gwin, Trustee, for the purpose of securing the debts and obligations therein described, which Deed of Trust is of record in Book 5683, page 754, Register's Office for Davidson County, Tennessee; and

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WHEREAS, default was made in the payment of the debts and obligations secured by said Deed of Trust and the undersigned, as Trustee, has been requested by John Oscar Young, the lawful holder and owner of said debts and obligations, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned as Trustee did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement for sale having been published in The Nashville Record, a newspaper of general circulation published in Nashville, Davidson County, Tennessee, in the issues of April 5, April 12, April 19, and April 26, 1984, of said newspaper, such sale having been advertised for Monday, May 7, 1984, commencing at 12:00 o'clock noon at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, the highest, best and last bid for said property was then and there made by John Oscar Young, to wit: a bid of Nineteen Thousand Two Hundred Forty Five & 60/100 ($19,245.60) Dollars, which bid was then and there accepted by the undersigned as Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, **JOHN T. GWIN**, as Trustee, has bargained and sold, and does by these presents bargain, sell, and convey unto John Oscar Young, the property advertised and sold as herein above recited, situated, lying, and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 21 on the plan of Hidden Hill, as of record in Book 4860, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 52.06 feet on the southerly side of Leesa Ann Court and extends back 170.42 feet on the northwesterly line and 123.12 feet on the easterly line to a dead line in the rear measuring 200 feet thereon.

Being the same property conveyed to Edgar C. Hulse and wife, Donna T. Hulse by virtue of a deed from John Oscar Young and wife, Anita Young, of record in Book 5683, page 751, Register's Office for Davidson County, Tennessee.

This is improved property known as 305 Leesa Ann Court, Hermitage, Davidson County, Tennessee.

The undersigned Trustee conveys the foregoing property to the said John Oscar Young, subject to any and all unpaid taxes, statutory or other redemption rights, including rights of redemption of any governmental agency, State or Federal, and any other prior claims, liens, easements, setback lines, and restrictions, and specifically subject to a prior mortgage indebtedness in favor of First & Mid-South Mortgage Company, as of record in Book 5160, page 687, Register's Office for Davidson County, Tennessee, and warrants same against the lawful claims of all persons claiming by, through or under a conveyance from the undersigned as Trustee under the provisions of the above described Deed of Trust, and not further or otherwise.

This the 7th day of May, 1984.

JOHN T. GWIN, 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 John T. Gwin, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and that he as such Trustee, and being authorized so to do, executed the foregoing Trustee's Deed for the purposes therein contained. Witness my hand at office, this the 7th day of May, 1984, at Nashville, Tennessee.

Patricia M.
NOTARY PUBLIC

My Commission Expires: 4-21-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration for this transfer, whichever is the greater, is $19,245.60.

John O. Spivey

Sworn to and subscribed before me
this the 7th day of May, 1984.

W. W. Williams
~~NOTARY PUBLIC~~ Notary Public

~~My Commission Expires:~~ _____

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RUSH

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IDENTIF. REFERENCE

MAY 7 12 25 PM '84

FELIX ZANDER II, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

19245.60- CAMT.
49.92 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 59.42-
4392A05/07/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 0 3 6 I

IDENTIF. REFERENCE

MAY 7 12 25 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33975