This Instrument Prepared By: Rebecca Lyford
MORTON, LEWIS, KING & KRIEG
19th Floor, L & C Tower
Nashville, TN 37219

Map 105-7
Par 284 1s/

TRUSTEE'S DEED

This indenture made this 22nd day of May, 1984, by and between E. Reynolds Davies, Jr., Substitute Trustee, having been duly appointed by instrument dated April 2, 1984, of record in Book 6270, page 163, in the Register's Office for Davidson County, Tennessee, party of the first part, and

BOOK 6297 PAGE 351

Charles Auer et ux. Valerie F. Auer, parties of the second part.

WHEREAS, on the 21st day of July, 1982, Joe Louis Avery and Lila Mae Avery did duly execute to Steve Snowden, a certain Trust Deed (which was duly registered in the Register's Office of Davidson County, Tennesssee, on the 28th day of July, 1982, in Book 5914, at pages 668-670 whereby was conveyed the following described property to-wit:

> Land in Davidson County, Tennessee, being the westerly 65 feet of Lot No. 8 on the Plan of the Subdivision of the Moore Tract, as of record in Book 137, page 91, Register's Office for said county.
>
> Said part of Lot No. 8 fronts 65 feet on the northerly side of Moore Avenue and runs back between parallel lines 151 feet to the northerly line of said Subdivision.
>
> Being the same property conveyed to Joe Louis Avery, et ux, Lila Mae Avery, by Warranty Deed of record in Book 5914, page 665, Register's Office for Davidson County, Tennessee.

AND WHEREAS, the said Trust to Steve Snowden was made for the purpose of securing a certain indebtedness of $20,546.90, as evidenced by one note payable to First Central Bank of Smithville. And whereas, the same was not paid at maturity, but default was made, and therefore, at the request of the beneficiary of said trust, the party of the first part hereto did advertise the said property as in said trust required in a weekly newspaper published in Davidson County, Tennessee, the Nashville Record, giving the time, place and terms of sale. And whereas, on the 22nd day of May, 1984, at 12:00 Noon at the South Courthouse door of the Davidson County Courthouse, Nashville, Tennessee, the said property was offered for sale at public auction for cash in hand and in bar of the equity of redemption as provided in said trust, and being cried for a reasonable time, was finally struck off to the party~~ies~~ of the second part hereto at ~~their~~ bid of FIVE-THOUSAND TWO-HUNDRED ($5,200.00) DOLLARS, they~~s~~ being the highest and best bidder, which sum was in hand paid and then applied as by said Trust Deed directed and provided.

NOW, THEREFORE, in consideration of the premises, and the sum aforesaid bid and paid, the party of the first part hereto, Trustee, etc., does hereby bargain, sell, transfer, and convey unto said party of the second part, the parcel or lot of land hereinbefore described, to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances thereon and thereunto belonging and appertaining, as an inheritance in fee, and free from all equity of redemption in the makers of said Trust Deed.

The party of the first part covenants that, as Trustee, he is lawfully seized and possessed of the property, has a good right to convey,

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 1984.

Deputy Register

and will and does warrant unto said second party, his heirs and assigns, the title to said property as against all persons claiming by, through or under first party, but no further or otherwise.

WITNESS the hand of the first party on the day and year first above written.

E. Reynolds Davies

E. REYNOLDS DAVIES, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Rebecca Lyford, a Notary Public of said County and State, E. REYNOLDS DAVIES, JR., the within named 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 in Nashville, Davidson County, Tennessee, on this, the 22 day of May, 1984.

Rebecca Lyford
NOTARY PUBLIC

My Comm. Expires:

10/21/84

OWNER
PERSON RESPONSIBLE FOR PAYMENT OF TAXES:

Charles and Valerie F. Auer
528 Moore Ave
Nashville, TN 37203

I 2 3 7 6 8

IDENTIF. REFERENCE

MAY 22 1 13 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

HS

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

5200.00- MAMT.
13.52 MSTAX
.50 PRFEE
6.00 TDFEE
CHECK 20.02-
8554405/22/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 3 7 6 8

IDENTIF. REFERENCE

MAY 22 1 13 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0038023