PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

TRUSTEE'S QUITCLAIM DEED

BOOK 6361 PAGE 819

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Rex A. Beeler, et ux 2901 Shadow Lane Nashville, TN 37216	Same	Map 71-15 Parcel 163

WHEREAS, on the 8th day of September, 1983, Isaac Vaughn, Jr., and Leona Longstreet conveyed the property herein described to Hunter Short, Trustee, in an instrument of record in Book 6134, page 642, Register's Office for Davidson County, Tennessee, to secure a note in the amount of $33,000 payable to Rex A. Beeler and wife, Cynthia D. Beeler; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said installment deed, and Rex A. Beeler and wife, Cynthia D. Beeler, the lawful owners and holders of said note having requested Hunter Short, Trustee, to sell said property in satisfaction of said indebtedness; and

WHEREAS, the said Hunter Short, Trustee, did advertise, in accordance with the provisions of said installment deed to sell said property at the south door of the courthouse in Nashville, Davidson County, Tennessee, on August 16, 1984, at 12:00 noon; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said Hunter Short, Trustee, offered the property herein described for sale at public outcry and sold said property to Rex A. Beeler and wife, Cynthia D. Beeler, for the sum of $34,000, which amount was the highest, best and last bid received.

NOW, THEREFORE, in consideration of the sum of $34,000 cash in hand paid, the receipt of which is hereby acknowledged, I, Hunter Short, Trustee, do hereby bargain, sell and quitclaim, and by these presents do hereby transfer and convey unto the said Rex A. Beeler and wife, Cynthia D. Beeler (hereinafter referred to as "Grantees"), their successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Being Lots Nos. 274, 275 and 276 on the Plan of the Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.
>
> Said Lots Nos. 274, 275 and 276 front together 75 feet on the westerly side of Pennock Avenue and extend back between parallel lines 175 feet to an alley.

03/17 [illegible] CHECK

2257

Being the same property conveyed to Isaac Vaughn, Jr., and Leona Longstreet by deed of record in Book 6134, page 642, Register's Office for Davidson County, Tennessee.

This is improved property located at 1304 Pennock Avenue, Nashville, TN 37207.

To have and to hold said property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns forever, but subject to any and all unpaid taxes.

And I do further transfer, assign and convey unto the said Grantees all the rights and benefits of the covenants and warranties in said installment deed in as full and ample manner as under it I can or should do, but I convey, assign and transfer as Trustee and not any further or otherwise.

WITNESS my hand this 16th day of August, 1984.

Hunter Short, 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, Hunter Short, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of August, 1984.

Gail H. Moore
Notary Public

My Commission expires: 1-18-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $34,000.

Affiant

RUSH

Sworn to and subscribed before me this 16th day of August, 1984.

Gail H. Moore
Notary Public

My Commission expires: 1-18-87

I 4 3 6 7 0

IDENTIF. REFERENCE

AUG 17 9 28 AM '84

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

34000.00- CONT.
88.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 94.90-
2957A08/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 43670

IDENTIF. REFERENCE

AUG 17 9 28 AM '84

REGISTER
DAVIDSON COUNTY, TN

No.0061714