Prepared by:
Earl J. Porter, Jr., Atty. (cd)
214 Third Avenue North
Nashville, Tenn. 37201

TRUSTEES DEED

Address New Owner:	Send Tax Statement to:	Map-Parcel Number:
Billy C. Donnell & wf. Clara W. Donnell 5215 Franklin Road Nashville, Tenn. 37220	L. A. Newman & Co. Inc., 107-Third Avenue North Nashville, Tenn. 37201	081-02-0 101.00 Field Bk. 8DA 8170

BOOK 6366 PAGE 816

WHEREAS, by a Deed of Trust dated June 3, 1983, and recorded in Book 6069, page 150, Register's Office, Davidson County, Tennessee, James D. Good, unmarried conveyed to Robert C. Donnell, Trustee, the hereinafter described property to secure therein mentioned indebtedness; and

WHEREAS, default having been made in the ter,s, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Robert C. Donnell, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Robert C. Donnell, Trustee, did give twenty days' notice of the time, place, and terms of the sale by an advertisement in three weekly publications in the NASHVILLE RECORD, a newspaper published in the County where the land hereinafter described is situated, said advertisement appearing in the editions of said newspaper under the dates of July 12, 19, 26, 1984, stating that on Friday August 3, 1984 at the South Door of the Court House in Nashville, Davidson County, Tennessee, at 12:15 o'clock P.M., said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exceptions which are expressly waived in said Deed of Trust; but subject to any and all unpaid taxes, and also subject to a first mortgage lien of record in Book 6069 page 150, Register's Office, Davidson County, Tennessee, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Robert C. Donnell, Trustee, offered said property for sale at public outcry and sold said property to Billy C. Donnell & wf. Clara W. Donnell for $400.98 cash and subject to the deed as recorded in Book 6069 page 150, which amount was the highest, best, and last bid,

NOW, THEREFORE, in consideration of the sum of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, Robert C. Donnell, Trustee, do hereby bargin and sell, and by these presents transfer and convey unto said Billy C. Donnell & wf. Clara W. Donnell, their heirs and assigns, the following described tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows to-wit;

Land in Davidson County, Tennessee, being Lots 63 and 64 in the Buena Vista Heights Subdivision, of record in Book 161, page 19, Register's Office for Davidson County, Tenn.

Said Lots fronting together One Hundred Feet (100') on the North side of McKinney Street (formerly known as Cecillia Street) and running back between parallel lines One Hundred Fifty feet (150') to an alley.

BEING the same property conveyed to Claude Smith, by deed of record in Book 257, page 579, Register's Office for Davidson County, Tennessee. The said Claude Smith died, and his will being probated in Will Book 77, page 477; his widow Annie Lou Smith died on January 9, 1964, her will (which was a joint will with the said Claude Smith) being probated in Will Book 80, page 213, Probate Court Clerk's Office for Davidson County, Tennessee, leaving title to said property to Annie Belle Washington and Christine Mary Fielder. The said Annie Belle Washington, now being Annie Belle Washington Green, and the said Christine Mary Fielder having since died.

Being the same property conveyed to James D. Good, unmarried by deed from Edwin Fielder, unmarried and Annie Belle Washington Green, unmarried, Book 6069 Page 147, Register's Office of Davidson County, Tennessee.

This property is improved and known as 1724 McKinney Street, Nashville, Tennessee.

To have and to Hold said property with the appurtenances, estate, title, and interest thereto belonging to the said Billy C. Donnell & wf. Clara W. Donnell, their heirs and assigns forever, but subject to any and all unpaid taxes, and a first mortgage lien of record in Book 6069 page 150, Register's Office for Davidson County, Tennessee.

And I do further transfer and assign unto the said Billy C. Donnell & wf. Clara W. Donnell, all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it I can, or should do, but I convey and assign as Trustee and not any further or otherwise.

Witness my hand on this the 3rd day of August 1984.

Robert C Donnell
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Millicent L Jackson a Notary Public in and for said County and State, the within named Robert C. Donnell, Trustee, the 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 at office in said County and State, this the 3rd day of August 1984.

Millicent L Jackson
Notary Public

My commission expires: 1-20-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,725.00 .

Robert C Donnell
(Affiant)

Subscribed and sworn to before me, this the 3 day of Aug. ,1984.

RUSH

Millicent L Jackson
Notary public

My commission expires: 1-20-85

4934 08/24/84.32 - CHECK

I 4 5 2 5 6

IDENTIF. REFERENCE

AUG 24 11 46 AM '84

FILED FOR RECORD AND RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

BOOK 6366 PAGE 818

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
			10725.00- CAMT.	
			27.82 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	34.32-
4934A08/24/84			DAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 5 2 5 6

IDENTIF. REFERENCE

AUG 24 11 46 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0063630