Address New Owner:
Marvin H. Hughes
2513 Lincoya Ct.
Nashville TN 37214

Map 61-4
Parcel 126

Prepared by: William G. Traber, Attorney
197 Donelson Pike
Nashville, TN. 37214

Send Tax Bills to:
Marvin H. Hughes
2513 Lincoya Ct.
Nashville, TN. 37214

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated October 9, 1980, of record in Book 5666, page 89, Register's Office for Davidson County, Willie B. Sullivan and wife, Sara P. Sullivan conveyed the property hereinafter described to W.G. Traber, Attorney, as Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, default was made in the payment of the same indebtedness, and in the performance of the other covenants and agreements contained in said Deed of Trust and Marvin H. Hughes and wife, Katha Hughes, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust and to sell the herein after described property; and

WHEREAS, the said W.G. Traber, attorney, Trustee, did give notice of the time and place of sale by publication in the Nashville Record newspaper published in Nashville, Davidson County, Tennessee, for thirty days; one insertion of said advertisement appearing in each of three issues of The Nashville Record newspaper the first of which appeared on September 13, 1984.

WHEREAS, pursuant to said notice, I the undersigned, W.G. Traber Attorney, Trustee. did offer said property for sale at public outcry to the highest bidder for cash in hand, and in bar of the right of equity or right of redemption and homestead on Thursday, October 4, 1984 at 12:00 noon in the front foyer of the court house in Davidson County, Tennessee; and

WHEREAS, at said sale MARVIN H. HUGHES & WIFE KATHA were the highest bidder. The amount of said bid being the sum of FORTY THOUSAND AND NO/100 and the said MARVIN H. HUGHES AND WIFE KATHA HUGHES being the holder of the indebtedness secured by a Deed of Trust together with the expenses of said sle, amounting to more than said bid, accordingly he was not

required to pay any cash to the Trustee for the benefit of the Grantors.

NOW THEREFORE, in consideration of the premises, I, W.G. Traber, Trustee, have bargained and sold and by these premises do transfer and convey unto the said Marvin H. Hughes & wf Katha Hughes their heirs and assigns, the following described property situated in Davidson County, Tennessee to wit:

> Being the westerly parts of lots nos. 15 and 16 on the plan of A.J. McGaughey's 2nd Hayesboro Subdivision, as of record in Book 547, page 43, Register's Office for said county, described according to a survey prepared by Hickerson-Miller Engineers Surveyors dated July 7, 1960, revised August 16, 1960, as follows:,
>
> Beginning at a point in the southerly margin of Hayesboro Avenue, 158 feet west of the westerly margin of Brush Hill Road; thence south 15 deg. 15' East 197.2 feet to a point in the southerly line of lot no. 15; thence along the southerly line of lot no. 15, south 83 deg. west 160 feet to a point; thence north 11 deg. 30' west along the rear lines of lots nos. 15 and 16, 176 feet to a point in the southerly margin of Hayesboro Avenue; thence along the southerly margin of Hayesboro Avenue North 73 deg. east 150 feet to the point of beginning.

This conveyance is made subject to any and all unpaid taxes which are a lien against said property at the time of sale.

To have and to hold said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said Marvin H. Hughes & wf Katha Hughes their heirs and assigns.

I W.G. Traber, Trustee, under said Deed of Trust, can or should do, but no further or otherwise.

In testimony whereof the undersigned, W.G. Traber, Trustee, has hereunto set his hand on this the 4th day of October, 1984.

W. G. Traber

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 W.G. Traber, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this the 4th day of October, 1984.

My Commission Expires: 10/19/86 Notary Public Dracey Davidson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer os $ 40000 —.

x Marvin H. Hughes
Affiant

Sworn and subscribed to before me, this the 1 day of October, 1984.

My commission Expires: _____ Notary Public [illegible]
County Register

I 5 4 4 2 3

IDENTIF. REFERENCE

Oct 4 12 37 PM '84

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6396 PAGE 436

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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 113.50-
6124A10/04/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 4 4 2 3

IDENTIF. REFERENCE

Oct 4 12 37 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0074488