60421

PREPARED BY:
J. M. Grissim
323 Union Street
Nashville, TN 37201

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TRUSTEE'S QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Hadley A. Bell, et ux. 4828 Humber Dr. Nashville, Tn.	Same	82-5-105

WHEREAS, on the 13th day of December, 1982, W. T. Bailey and wife, Dorothy Bailey, conveyed the property herein described to Charles A. Yancey, Trustee, in an instrument of record in Book 5993, page 125, Register's Office for Davidson County, Tennessee, to secure a note in the amount of Twelve Thousand Dollars ($12,000.00) payable to Hadley A. Bell and wife, Norma M. Bell; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Installment Deed, and Hadley A. Bell and wife, Norma M. Bell, owner and holder of said Note having requested Charles A. Yancey, Trustee, to sell said property in satisfaction of said indebtedness; and

WHEREAS, the said Charles A. Yancey, 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 November 1, 1984, at 12:00 noon; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said Charles A. Yancey, Trustee, offered the property herein described for sale at public outcry and sold said property to Hadley A. Bell, et ux., for the sum of Twelve Thousand and No/100 ($12,000.00) Dollars which amount was the highest, best and last bid received;

NOW, THEREFORE, in consideration of the sum of Twelve Thousand and No/100 ($12,000.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, I, Charles A. Yancey, Trustee, do hereby bargain, sell and quitclaim, and by these presents do hereby transfer and convey unto the said Hadley A. Bell, et ux., (hereinafter referred to as "Grantee"), his successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Map of D. T. McGavock's Addition, as of record in Book #21, Page #7, Register's Office for said County, as follows:

SAID lot No. 42 fronts 50 feet on the easterly side of 4th Avenue, North and runs back between parallel lines 174 feet to an alley.

BEING the same property conveyed to Ernest Majors and wife, Mary Majors by deed from Dodson Batson and wife, Emma Batson, of record in Book #3761, page 238, Register's Office for Davidson County, Tennessee. The said parties having since died, and the said Mary Majors having predeceased the

11/02 [illegible] CHECK

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said Ernest Majors and the said Ernest Majors have since died. Being the same property devised to Willis Majors & Lena Seats, as Trustees for Sherita Majors and Lawanda Lawanda Majors, under the Will of Ernest Majors, deceased, of record in Will Book 136, Page 79, Probate Court Clerk's Office for Davidson County, Tennessee; and being the same property conveyed to John J. Nanni, et ux., Marcella D. Nanni and John R. Nanni, et ux., Barbara T. Nanni, by a Trustee's Deed from John R. Nanni, Trustee, of record in Book 5793, Page 621, Register's Office for Davidson County, Tennessee.

Mrs. Hadley A. Bell, wife of the said Hadley A. Bell, joins in this conveyance for the purpose of conveying all her right, title and interest and for the purpose of securing the above note.

BEING the same property conveyed by Hadley A. Bell and wife, Norma M. Bell to W. T. Bailey and wife, Dorothy Bailey as of record in Book 5993, Page 125, Register's Office for Davidson County, Tennessee.

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

And I do further transfer, assign and convey unto the said Grantee 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 1 day of November, 1984.

Charles A. Yancey

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, Charles A. Yancey, 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 1st day of November, 1984.

Notary Public

My Commission expires: 1-18-87

STATE OF TENNESSSEE
COUNTY OF DAVIDSON

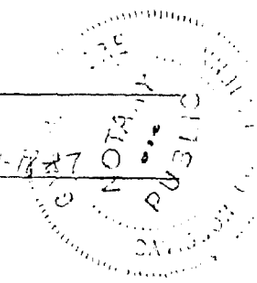
The actual consideration for this transfer is Twelve Thousand and No/100 ($12,000.00) Dollars. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 1st day of November, 1984.

Linda N. Moore
Notary Public

My Commission expires: 1-8-87



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I 6 1 1 4 0

IDENTIF. REFERENCE

Nov 2 - 1 24 PM '84

FILED AND RECORDED
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

12000.00- CAMT.
31.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 40.70-
4265A11/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-6 1 1 4 0

IDENTIF. REFERENCE

Nov 2 1 24 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0082399