This instrument was prepared by: STEWART & BLACK, ATTYS
223 MADISON STREET
MADISON, TN. 37115

ADDRESS NEW OWNER:

Cecil Miller, Jr.
2003 Gallatin Road, North
Madison, TN 37115

SEND TAX BILLS TO:

same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value for this transfer is $16,710.20

X _____

Subscribed to and sworn to before me this 17th day of July, 1984.

_____
NOTARY PUBLIC
My Commission Expires: _____

THOMAS M. DODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

D E E D

WHEREAS, by Deed of Trust dated July 2, 1981, of record in Book 5766, page 223, Register's Office for Davidson County, Tennessee, James L. Allen and wife, Joysan Allen, and Cecil Miller, Jr. and wife, Aggie Miller, conveyed the property hereinafter described to Harlan Dodson, III, Trustee, to secure the payment of the indebtedness therein mentioned and described, and the note holders Cecil Miller, Jr. and wife Aggie Miller appointed Thomas E. Stewart, as Substitute Trustee per Book 6294, page 383, Register's Office for Davidson County, Tennessee;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Cecil Miller, Jr. and wife, Aggie Miller, the lawful owners and holders 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 hereinafter described property;

WHEREAS, I, Thomas E. Stewart, Substitute Trustee, of record in Book 6294, page 383, said Register's Office, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on June 14, 21 and 28, 1984, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Thomas E. Stewart, Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on Monday, July 9, 1984 at 12:00 noon, at the south door of the Courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale, Cecil Miller, Jr. was the highest and best bidder, the amount of his bid being Sixteen Thousand Seven Hundred Ten and 20/100 ($16,710.20) Dollars, and Cecil Miller, Jr. and wife, Aggie Miller, being the holders of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and its indebtedness, together with expenses of said sale amounting to more than said bid, accordingly, it is not required to pay any cash to the said Trustee;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Thomas E. Stewart, Substitute Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Cecil Miller, Jr., his successors and assigns, the following described property in Davidson County, Tennessee, to-wit:

1149 11/30 49.92- CHECK

I 6 6 7 8 8

IDENTIF. REFERENCE

Nov 30 9 49 AM '84

REGISTER DAVIDSON COUNTY, TN

RUSH

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Sharpe and Horn's Second Addition, of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 50 feet on the easterly side of Joseph Avenue and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Cecil Miller, Jr., et ux, Aggie Miller, by deed from Joe P. Murphy, et ux, Dorothy Jean Murphy of record in Book 5710, page 600, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to unpaid taxes.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Cecil Miller, Jr. and wife, Aggie Miller, their successors and assigns, forever.

I, Thomas E. Stewart, Substitute Trustee under the said Deed of Trust of record in Book 5766, page 223 and Substitution of Trustee of record in Book 6294, page 383, Register's Office for said County, do hereby transfer, assign and convey unto the said Cecil Miller, Jr., his successors and assigns, all of the right, title and interest in and to said property vested in me, and which I have the right to transfer, in as full and ample a manner as I, as Substitute Trustee under said Deed of Trust, can or should do but no further or otherwise.

IN WITNESS WHEREOF, the said Thomas E. Stewart, Substitute Trustee, has hereunto set his hand this 17th day of July, 1984.

THOMAS E. STEWART, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas E. Stewart, the within named bargainor with whom I am personally acquainted and who acknowledged that he signed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this the 17th day of July, 1984.

NOTARY PUBLIC

My Commission Expires: 11/1/87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

16710.20- CAMT.
43.42 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 49.92-
1149A11/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 6 7 8 8

IDENTIF. REFERENCE

Nov 30 9 49 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0089080