THIS INSTRUMENT WAS PREPARED BY EDMUND W. TURNLEY, III, ATTORNEY, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201

ADDRESS NEW OWNER &
SEND TAX BILLS TO:

W. A. McWhirter
4014 Edwards Avenue
Nashville, Tennessee 37216

Map-Parcel Numbers
71-16

42

BOOK 6450 PAGE 882

TRUSTEE'S DEED

WHEREAS, by Installment Deed recorded in Book 5567, page 898, Register's Office for Davidson County, Tennessee, same having been given to secure payment of the purchase money for the property therein described, Ellis Hancock conveyed to William F. Burton, Trustee, with power to sell upon default in the payment of the indebtedness therein secured, certain land hereinafter described; and

WHEREAS, by instrument recorded in Book 6413, page 586, said Register's Office, Edmund W. Turnley, III is named as Successor Trustee in said Deed of Trust and vested with all powers and duties conferred upon the original Trustee; and

WHEREAS, default occurred in the payment of the indebtedness therein secured, and W. A. McWhirter, being the lawful owner and holder of said debt, which was evidenced by note, demanded that the property be advertised and sold and the proceeds therefrom be applied toward the satisfaction of said indebtedness, consistent with the powers and duties imposed upon said Trustee and his successors in said Deed of Trust; and

WHEREAS, I, Edmund W. Turnley, III, Successor Trustee, caused said property to be duly advertised by notice published once each week for three consecutive weeks and continuing for a period of 20 days following publication of first notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, stating that on the 26th day of November, 1984, at 12:00 o'clock noon at the front door of the Courthouse in Nashville, Tennessee, said property hereinafter described would be sold at public auction to the highest and best bidder for cash, and free from the equity of redemption, homestead, dower and all other exemptions, all of which were expressly waived in said Deed of Trust, and subject to all unpaid taxes, and to any and all other liens, encumbrances, claims and interests which take priority as a matter of law; and

WHEREAS, at the time and place stated and on said terms, I offered said property for sale at public outcry and sold said property to W. A. McWhirter, his bid of $4875.00 being the highest and best bid offered.

NOW, THEREFORE, in consideration of the premises and in exercise of the powers and duties vested in me by said Deed of Trust, and in consideration of the sum of $4875.00,and which sum was duly credited on the indebtedness herein referred to, the bidder being the owner and holder of said note, I, EDMUND W. TURNLEY, III, SUCCESSOR TRUSTEE, as aforesaid, have bargained and sold and by these presents do transfer and convey unto W. A. McWhirter, his heirs and assigns, all of the right, title and interest vested in me by said Deed of Trust, in the property described as follows:

> Being part of Lot No. 3 on the Plan of A.B. Spain's Subdivision of the Lischey Garden, as of record in Book 161, page 116, Register's Office for said County described according to a survey made by Norris Hickerson, Surveyor, July 19, 1947, as follows:
>
> Beginning at a hub on the easterly margin of Jones Avenue, 35 feet north of the corner of lots nos. 2 and 3, thence with the easterly margin of said avenue, north 40 east 50 feet to hub; thence south 86 degrees east 150 feet to a hub; thence south 4 degrees west 50 feet to a hub; thence north 86 degrees west 150 feet to the beginning.
>
> Being the same property conveyed to Ellis Hancock by Installment Deed from Don L. Goad, as of record in Book 5567, Page 898, Register's Office for Davidson County, Tennessee. Said property is known as 1313 Jones Avenue, Nashville, Tennessee.

THE SALE WAS HELD, and this conveyance is made subject to all unpaid taxes, and to any and all other liens, encumbrances, claims and interests which take priority as a matter of law.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said W. A. McWhirter, his heirs and assigns, forever. And I do hereby transfer and assign unto the said W. A. McWhirter, his heirs and assigns, all of the rights and benefits of the covenants and warranties in said Deed of Trust, in as full and ample a manner as under said instrument I can or should do, but I convey and assign as Successor Trustee, and not otherwise.

WITNESS my hand this 17th day of December, 1984.

Edmund W. Turnley, III, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named EDMUND W. TURNLEY, III, SUCCESSOR 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 Nashville, Tennessee, this the 17th day of December, 1984.

William H. Emerson
Notary Public

My commission expires: 10-20-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of the property transferred, whichever is greater, is $4875.00.

Affiant

Sworn to and subscribed before me this 17 day of Dec., 1984.

William H. Emerson
Notary Public

My commission expires: 10-20-85

I-7085.2

IDENTIF. REFERENCE

DEE 18 10 19 AM '84

REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 6450 PAGE 884

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

4875.00- CAMT.
12.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 19.24-
625|A|2/18/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7-0 8' 5. 2

IDENTIF. REFERENCE

Dec 18 10 19 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 94056