~~Return to:~~
Third National Bank in Nashville
201 Fourth Ave., N.
Nashville, TN. 37244

This Instrument Prepared By:
James Wm. Hofstetter, Jr.
Legal Dept., Third National Bank
P.O. Box 2704 - Uptown Station
Nashville, TN. 37219

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TRUSTEE'S DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Third National Bank	Same	61-16-284
(NAME:)	(NAME:)	61-15-133
201 4th Ave., N.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37244		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

THIS INSTRUMENT made and entered into this 3rd day of January, 1985, by and between James Wm. Hofstetter, Jr., Trustee, and Third National Bank in Nashville, hereinafter referred to as "Grantee."

WITNESSETH:

WHEREAS, on the 5th day of July, 1983, Thomas S. Shipley, an unmarried person, did execute and deliver to James Wm. Hofstetter, Jr., Trustee, a Deed of Trust securing certain indebtedness described therein, which Deed of Trust was recorded on the 7th day of July, 1983, in the Register's Office of Davidson County, Tennessee, in Book 6090, page 687; and

WHEREAS, default was made in the payment of the indebtedness and interest as the same became due and payable on the note secured by said Deed of Trust, and the owner and holder of said note elected to declare the entire amount due and payable and instructed the undersigned, James Wm. Hofstetter, Jr., to foreclose said Deed of Trust and to advertise and sell the property conveyed therein; and

WHEREAS, on Thursday, the 3rd day of January, 1985, at 12:00 Noon, the said Trustee, at the south front door of the Courthouse for Nashville, Davidson County, Tennessee, offered said real estate for sale as provided in said Deed of Trust subject to all unpaid taxes which may be of record; all restrictive covenants and easements; all prior liens, including, but not limited to municipal, state

01/04 205.94- CHECK

1103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer, is $ 74,347.14

Subscribed and sworn to before me, this the 3rd day of January, 1985

Affiant

My commission expires: 12-18-87 (Affix Seal)

Notary Public

This is unimproved ( ) property, known as
This is improved (X) property, known as 1226 and 1302 Ardee Ave., Nashville, TN. 37207
(House Number) (Street) P. O. Address: (City or Town)

and/or federal tax liens; all prior mortgages and other encumbrances of record, and the statutory right of redemption, if any, of the said Thomas S. Shipley, or any other appropriate party. The sale being cried for a reasonable time, the highest and best bid received was the sum of SEVENTEEN THOUSAND NINE HUNDRED and no/100 ($17,900.00) DOLLARS from said Grantee, and the sum was in hand paid and then applied as specified in said Deed of Trust.

NOW, THEREFORE, THIS DEED FURTHER WITNESSETH:

For and in consideration of the said Grantee having paid the Trustee the sum of SEVENTEEN THOUSAND NINE HUNDRED and no/100 ($17,900.00) DOLLARS, the receipt of which is hereby acknowledged, the Successor Trustee having this day bargained and sold and does hereby sell, transfer and convey unto said Grantee, its successors and assigns forever, the following described real property located in Davidson County, Tennessee:

TRACT I: Land in Davidson County, Tennessee being Lot No. 13, Block "D", on the Plan of the Resubdivision of Sunnymeade, Unit No. 1, Subdivision of Sunnymeade, Unit No. 2, of record in Plat Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas S. Shipley by deed from Billy R. Johnson and wife, Nell B. Johnson, of record in Book 5631, page 602, Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 29 of Block "D" on the map of the Resubdivision of Sunny Meade of record in Book 974, pages 56 and 57, Register's Office for said county.

Said Lot No. 29 fronts 50 feet on the southerly side of Ardee Avenue and runs back between parallel lines with the easterly margin of Kennedy Avenue, 140 feet to a dead line.

Being the same property conveyed to Thomas S. Shipley by deed from David R. Williams, single, of record in Book 5680, page 142, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate and to said Grantee, its successors and assigns, in fee simple, forever.

The Trustee conveys this property to the Grantee subject to the statutory right of redemption, if any, which Thomas S. Shipley, or any other appropriate party may possess.

And the Trustee does hereby transfer, assign and set over to said Grantee all of the covenants and warranties in the aforesaid Deed of Trust and does hereby transfer, sell and convey unto said Grantee every right, title and interest which he as Trustee holds by virtue of said Deed of Trust.

WITNESS the signature of the Trustee on the 3rd day of January, 1985.

JAMES WM. HOFSTETTER, JR.
Trustee

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ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of January, 1985, before me personally appeared James Wm. Hofstetter, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Shirley Gainey
NOTARY PUBLIC

SHIRLEY GAINEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

Jan. 18, 1987

I: 7: 4: 7: 4: 6:

IDENTIF. REFERENCE

JAN 4 | 11 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECD

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
			74377.14	CAMT.
			193.44	CSTAX
			.50	PRFEE
			12.00	WDEED
				CHECK 205.94-
			1403A01/04/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:7:47:46:

IDENTIF. REFERENCE

JAN 4 | 11 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98792