1817-15th

576

This Instrument Prepared By: James A. Carney, Atty, Stahlman Bldg,Nashville,Tn.

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP - PARCEL:
Shirley Randall	Advance Mortgage Co.	Map 81-7
905 Stahlman Bldg.	P O Box 64257	Par. 260
Nashville, Tn. 37201	Baltimore, Maryland 21264	2W 27020

TRUSTEE'S DEED

BOOK 6477 PAGE 777

WHEREAS, by Installment Deed, Shirley Randall conveyed the property hereinafter described to Ernest A. Ramsey, Jr., of record in Book 6283, Page 317, Register's Office for Davidson County, Tennessee, in which said Installment Deed Ernest A. Ramsey, Jr. conveyed the subject property to J. A. Carney, Trustee, to secure a promissory note described in said Installment Deed; and

WHEREAS, default was made in the payment and condition of said note and the owner and holder of said note instructed the said J. A. Carney, Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, the said, J. A. Carney, Trustee, did advertise in accordance with the provisions of said Installment Deed, giving notice of an intent to sell said property at the south door of the Courthouse in Nashville, Davidson County, Tennessee, on December 28, 1984 at 10:00 A. M.; and

WHEREAS, at the time and place named in said advertisement the said J. A. Carney, Trustee, offered the property hereinafter described for sale to the highest bidder, and the highest bid received was that of Shirley Randall in the total sum of $27,000.00.

NOW THEREFORE, I, J. A. Carney, Trustee, in pursuance of the power and authority vested in me by said instrument and in consideration of the bid, sell, transfer and convey unto the said purchaser, Shirley Randall, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennesse, described as follows:

Being the north 16 2/3 feet of Lot NO. 16 and the south 16 2/3 feet of Lot No. 18 on the Map of Menee's Subdivision of Lot No. 8 of the Thomas Woodard Property, as of record in Book 161, Page 44, Register's Office for said County.

Said parts of Lots Nos. 16 and 18 front together 33 1/3 feet on the west margin of 15th Avenue North, formerly Hutcherson Avenue, and runs back between parallel lines 115 feet, more or less, to the east margin of a 10 foot alley.

Being the same property conveyed to Ernest A. Ramsey, Jr., an unmarried person, by deed from Shirley Randall, an unmarried person, as of record in Book 6283, Page 317, Register's Office for Davidson County, Tennessee.

4906

01/18 76.70- CHECK

To have and to hold said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Shirley Randall, her heirs and assigns, forever, free from the equity of redemption, homestead and dower and all other redemptions which were expressly waived in the Installment Deed. This conveyance is made pursuant to the power vested in me as Trustee and I assign the benefit of all warranties vested in me by the said Installment Deed, but not otherwise.

This conveyance is made subject to unpaid taxes, restrictions, covenants and easements of record and a first deed of trust as of record in Book 3922, Page 434, Register's Office for Davidson County, Tennessee.

WHEREFORE, this Trustee's Deed has been executed at Nashville, Tennessee, on this 31st day of December 1984.

J. A. Carney, Trustee

J. A. Carney, Trustee

This is improved property located at
1817 15th Avenue No.,Nashville,Tn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for the said County and State, the within named J. A. Carney, Trustee, 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, this the 31st day of December 1984.

Robert H Herman
NOTARY PUBLIC

My Commission Expires: NOV 1, 1987

ROBERT H. HERMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $27,000.00.

Shirley Randall
Affiant

Sworn to and subscribed before me
this 31st day of December 1984.

Robert H Herman
NOTARY PUBLIC

My Commission Expires: NOV 1,1987

NOTARY PUBLIC STATE OF TENNESSEE LARGE

MAIL TAX

IDENTIF. REFERENCE

JAN 18 3 39 PM '85

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

I-7.7.9 1-3

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

RECEIVED OF _____

FOR _____

BOOK 6477 PAGE 779

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

27000.00- CAMT.
70.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 76.70-
4906A01/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7-7-9 I 3

IDENTIF. REFERENCE

JAN 18 9 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102490