TRUSTEE'S DEED

FROM: MELVIN B. BUTLER, TRUSTEE TO: Danny Talley

STATE OF TENNESSEE, COUNTY OF DAVIDSON, The actual consideration or value, whichever is greater for this transfer is $ 16,000.00. Affiant Melvin Butler.
Sworn to and subscribed before me this 22 day of April, 1985

My Commission Expires: 4-17-88

Notary Public

THIS INSTRUMENT WAS PREPARED BY: Melvin B. Butler, Attorney
NAME
633 Stahlman Bldg., Nashville, Tn. 37201
ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Talley (NAME)	Same (NAME)	71 - 11
1933 Pinehurst Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	227
Madville Tn 37116 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

This instrument entered into this 22nd day of April, 19 85, by and between Melvin B. Butler, Trustee, Party of First Part, and Danny Talley, Party of Second Part;

WHEREAS, by Installment Deed dated December 19, 19 79, recorded in Book 5550, Page 192, Register's Office for Davidson County, Tennessee. Whereas, Jerry L. Hall conveyed to Wilkins, Adams & Spicer, Attys. as Trusteee, the hereinafter described real estate to secure one note in the principal amount of $ 17,130.86 and payable in 180 monthly installments of $ 178.89 each beginning with February 1, 19 80, and payable on the 1st day of each month thereafter until paid in full, and

WHEREAS, thereafter, the said Wilkins, Adams & Spicer, Attys., Trustee was unable to act as Trustee and tendered his resignation in writing, thereupon the holder of said note, exercised its authority as owner and holder, and did by proper instrument nominate and appoint Melvin B. Butler, as substitute trustee for said Wilkins, Adams, & Spicer Attys., and vest in him all the right, power and privileges of said original trustee named in the Installment Deed & same is recorded in Book 6515, Page 198, Register's Office for Davidson County, Tennessee, and, same installment deed was sold & assigned by Jerry L. Hall to Stephen A. Maynard, by Stephen A. Maynard to Jack Roger

WHEREAS, default was made in the payment of said note & Installment Deed the holder thereof having directed the first party to sell said property as provided by said Installment Deed, the First Party did, cause foreclosure notices to be published once a week for three consecutive weeks beginning the week of March 28, 1985, in The Nashville Record, a newspaper for Davidson County, Tennessee, in accordance with State Law and the aforementioned Installment Deed and publication did advertise said property to be sold on the 22nd day of April, 1985, and pursuant to said notices, on this date during legal hours, and at 12:00 Noon M O'Clock, the First Party offered said property for sale at the courthouse door in Nashville, Tennessee, after receiving competitive bids sold said property to the Party of the Second Part at the price of $ 11,000.00, this being the highest, last and best bid.

THEREFORE, ~~in consideration of the owner and holder cancelling and surrendering all of the notes secured by the said Installment Deed the same amounting to $ plus interest and costs~~, the First Party has this day bargained and sold, and does hereby sell, transfer and convey unto the Second Party, its heirs and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows, to wit:

246

LAND in Davidson County, Tennessee, being Lots Nos. 194 & 195 on the plan of The Highland Land Co's. Subdivision, of record in Book 421, page 14, Register's Office for said County.

SAID Lots Nos. 194 & 195 front together 48 feet 6 inches on the easterly margin of Tellock Avenue and extends back berween parallel lines 175.0 feet to an alley in the rear.

BEING the same property conveyed to Dennis F. Talley and wife, Nipsy Talley by deed from Lillie Altha Downing of record in Book 3578, page 238, said Register's Office. The said Dennis F. Talley and Nipsy Talley have been since divorced by Decree of the Third Circuit Court of Davidson County, Tennessee. Said Decree of record in Book 886, page 562, vests subject property in Nipsy Moore Talley, being one and the same as Nipsy Talley.

IT is understood and agreed that a default in payment on said first mortgage shall be a default in payment on this obligation and give rise to all the rights provided herein, and that the holder hereof may make advances to keep the first mortgage current and add said advances to the balance of the note secured hereby.

To have and to hold the aforesaid real estate, together with all improvements thereon unto Party of the Second Part, its heirs and assigns, in fee simple, forever and in bar of all right or equity of redemption.

And the First Party, as Successor Trustee, does hereby transfer, assign and set over unto the Second Party, all of the covenants and warranties contained in the aforesaid Deed of Trust and instrument appointing him as Substitute Trustee, and does hereby warrant the title as fully as he is authorized to do as such Trustee, but no further or otherwise.

WITNESS the signature of the First Party of this, the date and day first above written.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

TRUSTEE

Personally appeared before me, the undersigned Notary Public (at large) (xxxxxxxxxxxxxxx County), for the State of Tennessee, the above named Bargainor, with whom I am personally acquainted, and who acknowledged that he, in his capacity of Substitute Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 22nd day of April, 1985.

My Commission Expires: 4-17-88

NOTARY PUBLIC

IDENTIF. REFERENCE

APR 22 3 19 PM '85

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

I.9.8.4.0 |

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

BOOK 6538 PAGE 499

RECEIVED OF _____

FOR _____

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
			16000.00- CAMT.	
			41.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	48.10-
0246A04/22/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 8 4 0 1

IDENTIF. REFERENCE

APR 22 3 19 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 127127