TRUSTEE'S DEED

File 11

Richard Manson)
Successor-Trustee)
)
)
to)
)
)
)
Benjamin F. Slaughter)

BOOK 6559 PAGE 641

Map #92-3
Parcel #16 & 17
Field Book #

SEND TAX BILLS HERE: Benjamin F. Slaughter
720 Ringgold Avenue
Nashville, Tennessee 37207

WHEREAS, Ronald B. Douglas executed an Installment Deed on the 27th day of February, 1982, which was recorded in Book 5856, Page 924, Register's Office for Davidson County, Tennessee, conveying to H. E. Dixon, Trustee, the hereinafter described property to secure payment to Benjamin F. Slaughter and wife Beatrice Slaughter of a promissory note fully described in said Installment Deed; and

WHEREAS, pursuant to the provisions of said Installment Deed, the undersigned, Richard Manson was appointed Successor-Trustee, said appointment being dated the 25th day of March 1985, and recorded in Book 6518, Page 466, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said Installment Deed, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said Installment Deed, said advertisement being made for twenty (20) days of weekly notices published in the Davidson County Nashville Register, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: April 26, 1985, at 12:00 noon at the Courthouse in Nashville, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions

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of every kind, all of which was expressly waived in said Installment Deed; and the Grantee herein, Benjamin F. Slaughter, being the highest and best bidder at said sale, with a bid of Twenty-One Thousand Four Hundred Twenty-Four and 59/100 Dollars ($21,424.59), subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said Installment Deed and the sale held hereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Twenty-One Thousand Four Hundred Twenty-Four and 59/100 Dollars ($21,424.59), paid by Benjamin F. Slaughter, the receipt of which is hereby acknowledged, I, Richard Manson, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Benjamin F. Slaughter, its successors and assigns, the following tracts of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

TRACT I

Being the easterly part of Lot No. 14 and the westerly 28 feet of Lot No. 15 on the Plan of the Subdivision of Lot No. 2 in the Harding Lytle Tract, as of record in Book 57, page 123, Register's Office for said County, and described according to a survey made by Geo. W. Watkins, Surveyor, dated November 25, 1959, as follows:

Beginning at an iron pin in the northerly margin of Jefferson Street, 22 feet west of the westerly line of Lot No. 16 on said Plan; thence northerly and parallel to the westerly line of said Lot No. 16, 182.9 feet to an iron pin in the southerly margin of an alley; thence with said margin of said alley, westerly 30 feet to an iron pin; thence southerly 182.9 feet to an iron pin in the northerly margin of Jefferson Street; thence with the margin of the same, easterly 35 feet to the point of beginning.

Being the same property conveyed to Benjamin F. Slaughter and wife, Beatrice Slaughter by deed from Z. A. Looby and wife, Graftia Looby of record in Book 3031, page 443, Register's Office for Davidson County, Tennessee.

TRACT II

PARCEL I:

Said piece of property which is located on the north side of Jefferson Street of the City of Nashville, Tennessee.

Beginning easterly twenty-five feet, westerly thirty-four feet of lot numbered fourteen (14) in the subdivision of Lot Number (2) in the Harding Lytle Tract a plan of which subdivision's deposited in Book 57, page 123 of the Register's Office for

Davidson County, Tennessee.

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PARCEL II:

A strip of land fronting five feet on the north side of Jefferson Street and being two feet wide on the alley in the rear and registered in Book 296, page 418 of the Register's Office for Davidson County, Tennessee. Said strip adjoining on the easterly side of the twenty-five feet above mentioned.

A one half interest was conveyed to Benjamin F. Slaughter by deed from Martha Slaughter of record in Book 623, page 327, Register's Office for Davidson County, Tennessee and a one half interest devised to Benjamin Slaughter by Will of Martha Slaughter of record in Will Book 62, page 183, County Court Clerk's Office for Davidson County, Tennessee.

INCLUDED in the above-described Tract I and Tract II but expressly EXCLUDED therefrom is that property conveyed to the State of Tennessee for the use and benefit of the Department of Highways of record in Book 4157, page 97, Register's Office for Davidson County, Tennessee to which reference is hereby made for a full and complete description.

The said Beatrice Slaughter having since died.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Benjamin F. Slaughter, its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in him in said Installment Deed and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby transfer and assign to Benjamin F. Slaughter, its successors and assigns all the warranties and oovenants made in said Installment Deed.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property and any applicable statutory redemption pursuant to T.C.A. Sec. 66-8-101.

IN WITNESS WHEREOF, the said Richard Manson, Successor-Trustee, has hereunto set his hand this 26th day of April, 1985.

Richard Manson
Successor-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personnally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Manson, 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 seat at Nashville, Tennessee this 26th day of April, 1985.

Notary Public

My Commission Expires: 1-19-88

THIS INSTRUMENT PREPARED BY:
MANSON, JACKSON & ASSOCIATES
Suite 200, Jefferson Plaza
939 Jefferson Street
Nashville, Tennessee 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $21,424.59.

AFFIANT

Sworn to and subscribed before me this 26th day of April, 1985.

Notary Public

My Commission Expires: 1-19-88

J 0 5 7 2 2

T IDENTIF. REFERENCE

MAY 17 10 49 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

21424.59- CAMT.
55.64 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 68.14-
9185A05/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J O 5: 7: 2 2

IDENTIF. REFERENCE

MAY 17 10 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 135838