BOOK 6620 PAGE 851

Send tax bills to:

H. E. Dixon
2022 Jefferson St.
Nashville, TN 37208

Prepared by:

George H. Thompson, III
2512 Shreeve Lane
Nashville, TN 37207

Map 81-11
Parcel 275

TRUSTEE'S DEED

WHEREAS, under an Installment Deed dated June 6, 1984, and recorded in Book 6333, page 917, Register's Office, Davidson County, Tennessee, Walter Word and wife, Mary Word, conveyed to H. E. Dixon, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Installment Deed, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested H. E. Dixon, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, H. E. Dixon, Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in three weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of June 20, June 27, and July 4, 1985, stating that on July 18th, 1985, at 12:00 p.m. at the South Front door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outery, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Installment Deed, but subject to any and all unpaid real estate taxes; and the statutory right of redemption under Tennessee law.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, H. E. Dixon, Trustee, offered said property for sale at public outcry and sold said property to William Ballard and wife, Portia Ballard for $22,518.14, which amount was the highest, best, and last bid.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 18,500.00
George H. Thompson, III
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 2nd DAY OF Aug 1985
Deputy Register

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged I, H. E. Dixon, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said William Ballard and wife, Portia Ballard (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

Being the southerly half of Lot No. 372 on the Plan of McGavock, Wetmore and others Second Addition to Nashville called the addition to the town of McGavock, or record in Book 21, page 41, Register's Office, Davidson County, Tennessee.

Said part of Lot 372 fronts 50 feet on the easterly side of 17th Avenue, North, formerly James Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to William L. Ballard and wife, Portia M. Ballard by Quitclaim Deed from H. E. Dixon and wife, Joyce Dixon, as of record in Book 6234, page 659, Register's Office for said County.

The street address of the property is 1620 17th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

WITNESS my hand on this the 19th day of July 1985.

H. E. Dixon
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H. E. Dixon, 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 Nashville, Tennessee, on this the 19th day of July, 1985.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Melba M. Summers
Notary Public

My Commission Expires: 4/17/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ($0.)

H. E. Dixon
Affiant

Subscribed and sworn to before me, this 19th day of July, 1985.

Melba M. Summers
Notary Public

HELEN M. SUMMERS NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 4/17/88

2.5.4 9.1:

IDENTIFT REFERENCE

AUG 2 10 57 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6620 PAGE 854

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

18500.00- CONT.
48.10 CSTAX
.50 PRFEE
9.00 WDEED
CASH 57.60-
3670A08/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2:54 PM
IDENTIFICATION REFERENCE
AUG 2 10 57 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159724