This instrument prepared by:
DANCE & DANCE
Attorneys at Law
Suite 501, 501 Union Street
Nashville, TN 37219

BOOK 6626 PAGE 719

New owner and to which tax bills are to be sent:

M. H. Webb
914 North First Street
Nashville, Tennessee 37207

Map # 71-14
Parcel # ~~334, 335, 336~~ + 345

RUSH

AUG 9 9 32 AM '85

IDENTIFICATION REFERENCE

27336

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 11,100.00.

Affiant

Subscribed and sworn to before me, this the 8th day of August, 1985.

Notary Public

My commission expires: 4/17/88

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 24, 1983 and recorded in Book 5997, Page 263, Register's Office, Davidson County, Tennessee, M.C. McGinnis conveyed to James William Hofstetter, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

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

WHEREAS, the lawful owner and holder of said indebtedness having requested the undersigned Trustee to sell said property; and

WHEREAS, I, the undersigned Trustee, did give twenty-one (21) days notice of 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 July 11, 18 and 25, 1985, stating that on August 8, 1985, at the South door of the Courthouse in Nashville, Davidson County, Tennessee, at 12:00 o'clock Noon, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, and all other rights of redemption statutory or otherwise, homestead, dower and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and

all unpaid real estate taxes and first lien in favor of Otey's Real Estate Agency; and

WHEREAS, I, the undersigned Trustee, have complied with all the provisions of said aboved mentioned Deed of Trust and the Agreed Order entered October 18, 1983 Bankruptcy Case No. 383-01984 in United States Bankruptcy Court, Middle District of Tennessee, styled M.C. McGinnis prior to making the sale as herein stated; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, the undersigned Trustee, offered said property for sale at public outcry and sold said property to M. H. Webb (M. H. Webb) for $11,100.00, which amount was the highest, best, and last bid.

NOW, THEREFORE, 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, James William Hofstetter, Jr., Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said M. H. Webb (M. H. Webb), (hereinafter referred to as Grantee), his, theirs, its heirs, successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, more particularly described as follows:

TRACT I: Being Lot No. 6 in A. Stalcup's Plan, as of record in Book 57, page 115, Register's Office for said County. Said Lot No. 6 fronts 40 feet on the southerly side of Douglas, formerly Ligon Avenue and runs back between parallel lines 73-½ feet to a dead line. Being the same property conveyed to M. C. McGinnis and wife, Ida McGinnis, by deed from Thomas Hayes Wilson, unmarried, of record in Book 4714, page 575, Register's Office for Davidson County, Tennessee.

TRACT II: Being Lot No. 32 of Block "A" on the Map of East View Sub-division, of record in Book 547, page 64, Register's Office for said County. Said lot fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel lines 120 feet to a dead line. Being the same property conveyd to M. C. McGinnis and wife, Ida McGinnis by deed from C. E. Lawhorn, Jr. and wife, Sue C. Lawhorn of record in Book 4299, page 451, Register's Office for Davidson County, Tennessee. Included in the above description, but expressly excluded therefrom is the following described property conveyed to the State of Tennessee, by deed from Vera D. Lawhorn, et al, of record in Book 3162, page 187, Register's Office for Davidson County, Tennessee, as follows: Beginning at a point in the North margin of Ligon Avenue and in the West boundary line of said Lot No. 32 and runs with said boundary line North 7° 40' East, 120 feet to a point; thence with the North boundary line of Lot No. 32, South 82° 20' 35" East 6 feet to a point; thence South 5° 42' West, 120.2 feet to a point in the North margin of Ligon Avenue; thence with said margin North 82° 20' West 10 feet to the point of beginning, containing 960 square feet, more or less.

TRACT III: Being Lot No. 34 of Block "A" on the Map of Eastview Sub-division, of the Shwab Property, as of record in Book 547, page 64, Register's Office for said County. Said Lot No. 34 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel lines 120 feet to a dead line. Being the same property conveyed to Ida McGinnis by deed from Duke Ray and wife, Martha Dillard

Ray, of record in Book 4402, page 809, Register's Office for Davidson County, Tennessee.

TRACT IV: Being Lot No. 33 of Block "A" on the plan of Eastview Sub-division of the Shwab Property, as of record in Book 547, page 64, Register's Office for said County. Said Lot No. 33 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel lines 120 feet to a dead line. Being the same property conveyed to M. C. McGinnis and wife, Ida McGinnis by deed from M. H. Webb and wife, Ida Nell Webb of record in Book 4346, page 991, Register's Office for Davidson County, Tennessee.

TRACT V: Being Lot No. 35, on Block A on the map of East View Sub-division of the Shwab Property, as of record in Book 547, page 64, Register's Office for said County. Said Lot No. 35 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel lines 120 feet to a dead line. Being the same property conveyed to M. C. McGinnis (unmarried) by deed from D. E. Tune and wife, Ann B. Tune, of record in Book 3913, page 435, Register's Office for Davidson County, Tennessee.

This is improved property known as 22 (and possibly other numbers) Ligon Lane (now known as Douglas), Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his, theirs, its heirs, successors and assigns forever, but subject to said unpaid real estate taxes and prior lien in favor of Otey's Real Estate Agency.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

It is to be noted that only the interest of M. C. McGinnis in the above described property is being sold.

WITNESS my hand on this the 8th day of August, 1985.

James William Hofstetter, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, James William Hofstetter, Jr., Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in said County and State, on this the 8th day of August, 1985.

Notary Public

My commission expires: 10/20/85

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6626 PAGE 722

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

11100.00- CAMT.
28.06 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 38.36-
5914A08/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27336

IDENTIFICATION REFERENCE

AUG 9 9 32 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 161909