43-14

BOOK 6700 PAGE 581

THIS INSTRUMENT PREPARED BY:
William P. Jones, Kelly & Jones
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER:

Mr. and Mrs. Ernest D. Johnson
108 Jackson Road
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:

SAME

FILED NOV 4 9 00 AM '85 IDENTIFICATION REFERENCE

46692

TRUSTEE'S DEED

WILLIAM P. JONES, of Hendersonville, Tennessee, herein referred to as "GRANTOR", as Trustee under the deed of trust hereinafter described, hereby grants and conveys to ERNEST D. JOHNSON and wife, DORA E. JOHNSON, herein referred to as "GRANTEES", without any covenant or warranty, express or implied, all of the real property situated in Davidson County, Tennessee, described as follows:

> BEING the southwesterly 19 feet of Lot No. 3 and the northeasterly 38 feet of Lot No. 2, Block G, on the revised Map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 57 feet on the southeasterly side of Lanier Drive and run back between parallel lines 150 feet to a dead line.

This conveyance is made pursuant to the powers conferred upon GRANTOR by that deed of trust dated July 8, 1984 and recorded July 18, 1984 in the Office of the Register of Davidson County, Tennessee, in Book 6340, Page 364, between William Henry Ellis and Norma Jean Ellis, as trustors, William P. Jones, as trustee, and ERNEST D. JOHNSON and wife, DORA E. JOHNSON, as beneficiaries, wherein trustors granted and conveyed to such trustee, on the trusts therein expressed, the property hereinafter described to secure, among other obligations, payment of that certain note and interest described in the trust deed, according to the terms thereof, and other sums of money advanced with interest thereon; and after the fulfillment of the conditions specified in the trust deed authorizing this conveyance as follows:

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ATTORNEYS AT LAW
HENDERSONVILLE
TENN. 37075

1. Breach and default were made under the terms of the trust deed in the particulars set forth in the notice of default hereinafter referred to, which default continued until the time of sale.

2. On August 20, 1985, the then beneficiaries of the trust deed and holder of the note secured thereby executed and delivered to the trustee under the trust deed written declaration of default and demand for sale, and thereafter there was published in a newspaper in Davidson County, Tennessee, a notice of such default and of election to cause trustee to sell the property to satisfy the obligations secured by the trust deed.

3. The trustee under such trust deed, in consequence of the declaration of default, election, and demand for sale and the lapse of time as provided in the deed of trust referred to herein, executed his notice of trustee's sale, stating that he, as trustee, by virtue of the authority invested, would sell, at public auction to the highest bidder, for cash, in lawful money of the United States, the property hereinbefore described, and fixing the time and place of sale as September 24, 1985 at 12:00, noon, at the Courthouse for Davidson County in Nashville, Tennessee, and such trustee caused a copy of such notice to be published once a week for three consecutive weeks before the date of sale therein fixed, in the Nashville Record, a newspaper of general circulation, published in the city in which property is situated, the first date of such publication being August 29, 1985.

4. All applicable statutory provisions of the State of Tennessee and all of the provisions of such trust deed have been complied with as to acts to be performed and notices to be given.

5. The trustee, at the time and place of sale fixed as aforesaid, then and there sold, at public auction,

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HENDERSONVILLE
TENN, 37075

to GRANTEES, who were the highest bidders therefor, the property hereinbefore described, for the sum of SEVEN THOUSAND EIGHTY DOLLARS ($7,080.00) paid in cash, in lawful money of the United States, in full compliance with the laws of the State of Tennessee and with the terms of the deed of trust.

DATED this 22 day of October, 1985.

WILLIAM P. JONES, TRUSTEE

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a notary public in and for said County and State, WILLIAM P. JONES, the within named trustee, bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Hendersonville, Tennessee, this 22 day of October, 1985.

Carolyn S. Crisler
NOTARY PUBLIC

My Commission expires: 8/13/88

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby make oath and affirm that the actual consideration of this transfer or the value of the property transferred, whichever is greater, is $7,080.00, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

CAROLYN S. CRISLER NOTARY PUBLIC AT LARGE

Sworn to and subscribed before me this 31st day of October, 1985.

Carolyn S. Crisler
NOTARY PUBLIC

My Commission expires: 8/13/88

KELLY & JONES
ATTORNEYS AT LAW
HENDERSONVILLE
TENN 37075

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6700 PAGE 581

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

7080.00- CONT.
18.45 CSTAX
.50 PRFEE
9.00 MORTG
CHECK 27.95-
3071A11/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 55 62

IDENTIFY REFERENCE

Nov 4 9 00 AM '85

FELIX Z. WILSON, REGISTER

No. 188367