Send tax bills and address new owner:

James A. Hale, et ux
3410 Greer Road
Goodlettsville, TN 37072

Prepared by:

D. W. McMackin
219 Fifth Avenue, North
Nashville, TN 37219

TRUSTEE'S DEED

BOOK 6769 PAGE 937

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WHEREAS, under a Deed of Trust dated Sept. 24, 1980 and recorded in Book 5666, page 495, Register's Office, Davidson County, Tennessee, Gilbert W. Denney and wife, Carolyn O. Denney conveyed to D. J. Brewer, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated Nov. 22, 1985 and recorded in Book 6716, page 872, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D. W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, 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 D. W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D. W. McMackin, Substitute 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 January 2, 9 and 16, 1986, stating that on January 24, 1986, at 12:00 noon at the South 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 outcry, free from the equity of redemption, 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 a prior Deed of Trust of record in Book 5320, page 196, Register's Office, Davidson, County, Tennessee and any statutory right of redemption arising under Tennessee law.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to James A. Hale and wife, Lucille Pearl Hale for $ 27,482.43, which amount was the highest, best, and last bid.

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, D. W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said James A. Hale and wife, Lucille Pearl Hale (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

BOOK 6769 PAGE 938

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Harvey Gee, May 13, 1959, as follows:

Beginning at a point, north 89 deg. 54' west 3,277.5 feet from the southwest corner of the property conveyed to Hurbert P. Maynard and wife, by deed from Dewey C. Kernel and wife, as of record in Book 1942, page 241, Register's Office for said County; thence North 32 deg. east 1,014 feet; thence North 68 deg. 40' west 961 feet; thence south 3 deg. 33' west, crossing said Greer Road, 432.5 feet to the beginning, containing 17 acres more or less.

Being the same property conveyed to Gilbert W. Denney and wife, Carolyn O. Denney by deed from Willie H. Nelson and wife, Connie K. Nelson, as of record in Book 4723, page 763, said Register's Office.

This is improved property located at Route 2, Greer Road, Goodlettsville, TN.

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 taxes the aforementioned Deed of Trust, and statutory right of redemption.

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.

WITNESS my hand on this 24th day of January, 1986

D. W. McMackin
Substitute Trustee

FILED FOR RECORD
JAN 24 3 22 PM '86
FELIX Z. ZOLLICOFFER, JR.
REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
7 1 5 2 6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. W. McMackin, Substitute 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 at Nashville, Tennessee, on this the 24th day of January, 1986.

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 $87,199.21.

D. W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn to before me, this 24th day of January, 1986.

Notary Public

My Commission Expires: 4-17-88

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6759 PAGE 939

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

0715 26

IDENTIFICATION REFERENCE

JAN 24 3 32 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 213771