THIS INSTRUMENT PREPARED BY:
LUCIEN DALE, ATTORNEY
Post Office Box 2868
Nashville, Tennessee 37219

BOOK 6883 PAGE 25

09148

TRUSTEE'S DEED

Address of New Owner:	Send Tax Bills To:	IDENTIFICATION REFERENCE Map & Parcel Nos.
J. J. WHEELBARGER AND WIFE, BONNIE M. WHEELBARGER Route # 2, Box 294-A-4 Goodlettsville, TN 37072	SAME	JUN 10 3 20 PM '86 Parcel No. 275 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

WHEREAS, by an Installment Deed dated February 27, 1986, of record in the Register's Office for Davidson County, Tennessee, in Deed Book 6791, Page 315, James Michael Denton did convey in trust to Lucien Dale, Trustee, the tract of land hereinafter described to secure the payment of one Promissory Note described in said Installment Deed; and

SAID Installment Deed provided that in the event of default in the payment of said Note, and interest, when due, the entire indebtedness shall, at the option of the holder and owner thereof, become due and payable; and

WHEREAS, default having been made in the terms, conditions and payments of said Note and Installment Deed, and, accordingly, at the request of the owners and holders of the indebtedness, I, Lucien Dale, Trustee, hereunder and by virtue of the powers vested in me as such Trustee in said Installment Deed, did advertise the herein described real property according to the terms of said Installment Deed giving twenty-one (21) days notice by three (3) successive publications of Notice of Trustee's Sale in The Nashville Record giving notice of the time, place and terms of sale and said Notices appearing in said paper on May 15, May 22 and May 29, 1986, said newspaper being published in Davidson County, Tennessee, as specifically provided for in said Installment Deed. Said sale was advertised for cash and in bar of the equity of redemption as provided in said Installment Deed.

Pursuant to said advertisements, I, Lucien Dale, Trustee, did on Friday, June 6, 1986 at 12:00 o'clock Noon at the South Door of the Davidson County Courthouse in Nashville, Tennessee, offer for sale at public auction to the highest and best bidder for cash the herein described real property and in bar of the herein described equity of redemption as provided in said Installment Deed, and at which time, after soliciting for competitive bids, sold said property to J. J. Wheelbarger, and wife, Bonnie M. Wheelbarger, for the sum of $1,000.00, said bid being the only, last and highest bid.

NOW, THEREFORE, for and in consideration of the premises I, Lucien Dale, Trustee, do hereby sell, transfer and convey to J. J. Wheelbarger and wife, Bonnie M. Wheelbarger, in fee simple and in bar of the equity of redemption above mentioned, the following described tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 37 on the Plan of Eskridge Subdivision of part of the W. B. Franklin property, of record in Book 437, Page 52, Register's Office for said County.
>
> SAID Lot No. 37 fronts 60 feet on the northeasterly margin of Fairwin Avenue and extends back between parallel lines, 173 feet to a dead line.
>
> BEING the same property conveyed to J. J. Wheelbarger and wife, Bonnie M. Wheelbarger, by deed from Phil Speer and Tony Palemeti, a partnership, of record in Book 6658,

Page 124, Register's Office for Davidson County, Tennessee.

James Michael Denton expressly assumes the obligations for the above-stated Promissory Note which is secured by this instrument. Further details of said obligation may be found in the Installment Deed of record in Book 6658, Page 124, Register's Office for Davidson County, Tennessee to which reference is expressly made.

THIS conveyance subject to a Codes Administration Letter dated 1/21/86; completion of electrical work; and $2,500.00 allowance by Seller for roof replacement.

This is improved property located at 903 Fairwin Avenue, Nashville, Tennessee 37216.

I, Lucien Dale, Trustee, do hereby convey to J. J. Wheelbarger and wife, Bonnie M. Wheelbarger, all rights conveyed to me as such Trustee, including all convenants and warranties as I, as Trustee, may lawfully make, all my actions in the premises are done solely as Trustee and not otherwise, and under the powers vested in me under the Installment Deed herein referred to and not as an individual. This sale is subject to any and all unpaid taxes, restrictive covenants, easements, setback lines, any and all redemption rights, including rights of redemption of any governmental agency, state or federal, and any and all prior liens or encumbrances against said property, if any.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of June, 1986.

Lucien Dale, Trustee
LUCIEN DALE, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy M. Butler, a Notary Public in and for said County and State, LUCIEN DALE, TRUSTEE, the within named 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, this 9th day of June, 1986.

Judy M. Butler
Notary Public

My Commission Expires: 3/22/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL VALUE OR CONSIDERATION WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,000.00.

Lucien Dale, Trustee
AFFIANT

Sworn to and subscribed before me, this 9th day of June, 1986.

Judy M. Butler
Notary Public

My Commission Expires: 3/22/89

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

RECEIVED OF _____

FOR _____

BOOK 6883 PAGE 27

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

19[illegible].00- CO IT.
2.60 CSTAX
.50 PRFEE
6.00 MOTX
CHECK 9.10-
3921A06/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0914 6

IDENTIFICATION REFERENCE

JUN 10 3 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 257538