Address new owner and
send tax bills to:
Roderick Ashley Webb
3217 Spears Road
Nashville, TN 37207

Prepared by:
D. W. McMackin
McMackin, Garfinkle & McLemore
219 Fifth Avenue, North
Nashville, TN 37219

82-8,9
20W29510

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 16, 1986, and recorded in Book 6767, page 948, Register's Office, Davidson County, Tennessee, Albender Lee Bingham Donelson, unmarried, and May Frances Sharpe, unmarried, conveyed to Harl Rose, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated July 14, 1986, and recorded in Book 6917, page 388, 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 July 17, 24 and 31, 1986, stating that on August 8, 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 6624, page 428, as corrected in Book 6761, page 18, Register's Office, Davidson County, Tennessee; and

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 Roderick Ashley Webb, for $5,800.00, 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 Roderick Ashley Webb, (hereinafter referred to as Grantee), his successors and assigns, the following described property, to-wit:

Land in Davidson County, Tennessee, being the northerly 40 feet of Lot No. 63 on the Map of Miller's Addition to Edgefield as of record in Book 57, page 133, Register's Office for said County.

Said part of said lot fronts 40 feet on the easterly side of North 6th Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Albender Lee Bingham Donelson and May Frances Sharpe, as joint tenants with the right of survivorship by deed from J.T. Murphree, Thomas H. Pratt, Jr. and Donald W. Pratt d/b/a Murphree-Pratt Land Company of record in Book 5226, page 974, Register's Office for Davidson County, Tennessee, and by instrument of correction of record in Book 6761, page 18, Register's Office for Davidson County, Tennessee.

This is improved property located at 805 North 6th Street, Nashville, Tennessee 37206.

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 and aforementioned Deed of Trust.

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 8th day of August, 1986.

D. W. McMackin

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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 8th day of August, 1986.

Loretta Kessler
Notary Public

My commission expires:

3/8/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $20,800.00.

D W McMackin, Substitute Trustee
Affiant

Subscribed and sworn to before me, this 8th day of August, 1986.

Loretta Kessler
Notary Public

My commission expires:

3/8/89

3074 9

IDENTIFICATION REFERENCE

AUG 12 11 59 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6947 PAGE 54

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

[illegible]
[illegible] 47.74-
[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30749

IDENTIFI REFERENCE

Aug 12 11 59 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 282183