Box 38

This Instrument Prepared By:
Ward DeWitt, Jr., Attorney
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Bills to New Owner(s):
Mrs. Jean G. Sanders
5039 Hillsboro Road
Apt. #155
Nashville, TN 37215

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Map 92-8
Parcel 37

TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Installment Deed, dated January 30, 1984, to Ward DeWitt, Jr., Trustee, executed by Ronnie L. Dixon and Billy G. Johnson, as same appears of record in Book 6223, page 557, Register's Office for Davidson County, Tennessee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on August 14, 1986, and subsequent insertions appearing on August 21, 1986, and August 28, 1986, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on September 10, 1986, at 12:00 o'clock Noon, being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Jean G. Sanders at and for the sum of Twenty Thousand Two Hundred Sixty and 63/100 ($20,260.63) DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Jean G. Sanders of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Ward DeWitt, Jr., as Trustee, does hereby grant, bargain, sell and convey to the said Jean G. Sanders, her heirs and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

> Being Lot No. 129 and the westerly 10 feet of Lot No. 128 on the plan of the real estate of Samuel Watkins, deceased, as of record in Book 57, page 13, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 129 and the westerly portion of Lot No. 128 front together 60 feet on the southerly side of Clinton Street and run back between parallel lines 177 feet to an alley.
>
> Being the same property conveyed to Ronnie L. Dixon and Billy G. Johnson by deed from Jean G. Sanders of record in Book 6223, page 557, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1419 Clinton Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Jean G. Sanders, her heirs and assigns, in fee simple forever, to whom the said Ward DeWitt, Jr., Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but no further or otherwise.

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IN WITNESS WHEREOF, Ward DeWitt, Jr., as Trustee, has executed this instrument on the 15th day of September, 1986.

WARD DeWITT, JR.,
TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ward DeWitt, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 15th day of September, 1986.

Lynn Walraven
NOTARY PUBLIC

My commission expires: 5/13/89

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $20,260.63.

Affiant

Sworn to and subscribed before me,
this 15th day of September, 1986.

Lynn Walraven
Notary Public

My commission expires: 5/13/89

43346

IDENTIFICATION REFERENCE

SEP 17 3 51 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

20260.69- CAMT.
56.84 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 69.34-
3392A09/17/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

4 3 3 4 6

IDENTIFICATION/REFERENCE

SEP 17 3 55 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 296175