TRUSTEE'S DEED

BOOK 7138 PAGE 544

Name & Address of Owner(s):	Mortgagee:	Property Tax Information:
Billy W. Johnson and wife, Wanda A. Johnson 470 Cobb St., Rt. 2 Goodlettsville, TN 37072	None	Map 43-13 Parcel 50 Field Book 11D-49630

THIS INDENTURE is made on this 17th day of February, 1987, from Darrell L. West, Trustee (the "Trustee"), to Billy W. Johnson and wife, Wanda A. Johnson ("Buyer(s)").

WHEREAS, Theona R. Atnip, pursuant to an Installment Deed dated December 27, 1985 and recorded in Book 6748, page 742, Register's Office for Davidson County, Tennessee, conveyed to Darrell L. West, Trustee, the hereinafter described property to secure the payment of a promissory note described in said Installment Deed, which promissory note is presently held and owned by Billy Johnson and wife, Wanda Johnson; and

WHEREAS, default was made in the payment of the indebtedness secured by the vendor's lien created in said Installment Deed, and the owner and holder of said note elected to declare the entire amount of said indebtedness immediately due and payable; and

WHEREAS, the owner and holder of said note instructed the Trustee to advertise and sell the property conveyed in said Installment Deed, in order to satisfy said indebtedness and the costs of foreclosure, in accordance with said Installment Deed; and

WHEREAS, the Trustee advertised said property for sale in accordance with said Installment Deed, by causing an advertisement of Trustee's Sale to be published in the Nashville Record on January 29, February 5 and February 12, 1987, which advertisements stated that the hereinafter described property would be offered for sale on Tuesday, February 17, 1987 at 11:30 a.m., at the south front door of the Metropolitan Courthouse in Nashville, Davidson County, Tennessee, to the highest and best bidder for cash and free of homestead, dower, equity of redemption, and the statutory right of redemption, and all other exemptions, all of which were expressly waived in said Installment Deed; and

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IDENTIFICATION REFERENCE

FEB 17 2 22 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WHEREAS, pursuant to and in accordance with said advertisement, the Trustee personally appeared and offered said property for sale at public outcry, and the highest, best and last bid received was a bid of $ 8,548.70 by Buyer(s), and said property was thereupon sold to Buyer(s);

NOW, THEREFORE, for and in consideration of the premises and the sum of $ 8,548.70 cash in hand paid by Buyer(s), I, Darrell L. West, Trustee, have this day bargained and sold and do hereby transfer and convey unto Buyer(s), their heirs and assigns, a certain tract or parcel of real property located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 28 of Block "B" on the plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for said County. Said Lot No. 28 fronts 25 feet on the southerly side of Old Hickory Boulevard and runs back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to Theona R. Atnip by Installment Deed from Billy Johnson and wife, Wanda Johnson, of record in Book 6748, Page 742, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property to the Buyer(s), their heirs and assigns, forever, and in bar of homestead, dower, equity of redemption, and the statutory right of redemption, and all other exemptions, all of which were expressly waived in said Installment Deed. This conveyance is subject to any and all unpaid taxes that may be a lien against the property, including property taxes for the year 1986, and subject to any and all other liens, easements, restrictions, encumbrances, or other matters which may take priority over said Installment Deed. This sale is also subject to any matter that an accurate survey of the premises might disclose.

And I, Darrell L. West, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to said property against the lawful claims of all persons claiming by, through or under me as Trustee, but no further or otherwise, it being my intention only to convey to Buyer(s) such title as I received in said property as Trustee in said Installment Deed.

WITNESS MY HAND this 17th day of February, 1987.

Darrell L. West, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7138 PAGE 546

Before me, Carte Green Hackett, a Notary Public of the state and county aforesaid, personally appeared Darrell L. West, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, this 17 day of February, 1987.

Carte Green Hackett
Notary Public

My Commission Expires:
10-24-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of the property herein transferred, whichever is greater is $15,000.00.

Billy G. Johnson
Affiant

Subscribed and sworn to before me,
this 17th day of February, 1987.

Carte Green Hackett
Notary Public
My Commission Expires:
10-24-88

This Instrument Prepared by:

Darrell L. West
303 Church Street, Suite 102
Nashville, Tennessee 37201

mail

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

RECEIVED OF _____

FOR _____

BOOK 7138 PAGE 547

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

15000.00- CAMT.
42.00 CSTAX
.50 PRFEE
9.00 WDC 3
CHECK 51.50-
02/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

FEB 17 2 22 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 46430