Tax Map 82-13 Parcel 8
Send Tax bills to: B.B. Doubleday
1123 Clematis Ave Nash. 37203
Mail

PREPARED BY: Alan C. Housholder
420 Stahlman Building
Nashville, TN 37201

SUCCESSOR TRUSTEE'S DEED

BOOK 7155 PAGE 1

WHEREAS, by installment deed dated February 26, 1977, of record Book 5119, page 189, Register's Office for Davidson County, Tennessee, Willie J. Bryant and Wife, Claudia M. Bryant, conveyed the property hereinafter described to J.W. Stinnett, Jr., Trustee, to secure the payment of the indebtedness therein mentioned and described and Alan C. Housholder was appointed substitute trustee as of record in Book 7115, Page 113, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the said indebtedness and in performance of the other covenants and agreements contained in said instrument, and E.D. Meadows and wife, Mildred E. Meadows, the lawful owners and holders of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and

WHEREAS, the said Alan C. Housholder, Trustee, did give more than twenty days notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on January 29, February 5, and February 12, 1987, respectively; and

WHEREAS, PURSUANT TO SAID NOTICE, I, the undersigned, Alan C. Housholder, Trustee, did offer said property for sale at public outcry to the highest bidder for cash in hand, and in bar of the right of equity of redemption and homestead but subject to any statutory right of redemption arising under Tennessee Code Annotated Section 66-8-101 et seq., and subject to any and all unpaid taxes, on Tuesday, March 3, 1987 at 10:00 o'clock a.m. at the front door of the Court House in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale B.B. Doubleday, Jr., was the highest and best bidder, the amount of his bid being in the sum of $23,100.00 which amount B.B. Doubleday, Jr., paid by check to Alan C. Housholder, Trustee.

03/03 $74.19- CASH

7105

NOW, THEREFORE, in consideration of the premises, I, Alan C. Housholder, Trustee, have bargained and sold and by these presents do transfer and convey unto the said B.B. Doubleday, Jr., his heirs and assigns, the following described property situated in Davidson County, Tennessee, to wit:

Being parts of Lots Nos. 23 and 24 on the plan of part of the D.T. McGavock Estate, as of record in Plan Book 1, page 33, Chancery Court at Nashville, described as follows:

Beginning on the westerly margin of 8th Avenue, North, as widened, at the northeast corner of the property conveyed to Sarah Ann Shook by deed from City of Nashville, of record in Book 1142, page 672, Register's Office for said County; thence with said Avenue, northwardly 53- one-half feet, more or less, to the southeast corner of the property conveyed to G.W. Holt by deed from City of Nashville, of record in Book 1142, page 685, said Register's Office; thence with said Holt's southerly line, westwardly 108 feet to the easterly margin of an alley; thence with said alley; southwardly 50 feet to the northwest corner of said Shook property; thence with the northerly line of same, eastwardly 108 feet to the beginning.

Being the same property conveyed to E.D. Meadows and wife, Mildred Y. Meadows, by deed from E.F. Carwile and wife, Jessie Carwile, of record in Book 2648, page 521, Register's Office for Davidson County, Tennessee.

Being the same property described in an installment deed conveyance from E.D. Meadows and wife, Mildred Y. Meadows to Willie J. Bryant and wife, Claudia M. Bryant, said installment deed being dated the 26th day of February, 1977, and being of record in Book 5119, page 189, said Register's Office.

This is improved property also known as 1205 8th Avenue, North, Nashville, Tennessee, 37208.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED from the property subject to this foreclosure sale is that portion of Lot No. 24 awarded to Forrest Graham under decree of Chancery Court for Davidson County, Tennessee, of record in Minute Book 185, page 201 on December 16, 1959.

ALSO INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED from the property subject to this foreclosure sale is the following described property:

Beginning at the point of the westerly margin of 8th Avenue North and the northerly boundary of Charlie G. Brooks, Sr.; thence with the said northerly boundary south 63 deg. 54 min. West 7 feet more or less to a point; thence with the proposed right-of-way with a 4869.07 foot radius curve left and northwardly 47 feet more or less to a point; thence with the southerly boundary of Church's Fried Chicken, Inc., North 63 deg. 49 min. East 6 feet more or less to a point; thence with the said westerly margin South 27 deg. 26 min. East 47.00 feet to the point of beginning and containing 247 square feet and being part of the property conveyed by E.D. Meadows and wife, to Willie J. Bryant and wife, Claudia M. Bryant of record in Book 5119, page 189, Register's Office for Davidson County, Tennessee.

Said property was conveyed to the State of Tennessee by deed from Willie J. Bryant and wife, Claudia M. Bryant, by an instrument of record in Book 6167, page 52, said Register's Office.

This conveyance is made subject to any and all unpaid taxes which are a lien and said property on date of sale, to all other restrictions, easements, and encumbrances including the statutory

right of redemption which are of record or may affect title to the said premises.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said B.B. Doubleday, Jr., his heirs and assigns, forever.

I, Alan C. Housholder, Trustee under said installment deed, do hereby transfer, assign and convey unto the said B.B. Doubleday, Jr., his heirs and assigns, all of the right, title and interest in and to said property vested in me and which I have the right to transfer, in as full and ample manner as I, as Trustee under said installment deed, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF, the undersigned Alan C. Housholder, Trustee, has hereunto set his hand this the 3rd day of March, 1987.

SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Roger D. Baskette, a Notary Public in and for said County and State, the within named Alan C. Housholder, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of March, 1987.

Roger D. Baskette
NOTARY PUBLIC

My Commission Expires: 9-11-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March 1987

Deputy Register

IDENTIFICATION REFERENCE

9.9 6 8.5

MAR 3 2 38 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7155 PAGE 4

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] CO- CONVEY,
[illegible] STTX
.50 [illegible]
[illegible] [illegible]
CASH 74.00-
7155/0302/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:9:6 8:5

IDENTIFICATION REFERENCE

MAR 3 2 38 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52338