This Instrument Prepared By: BASS AND BASS, Attorneys, Nashville, TN

BOOK 7214 PAGE 635

D E E D

Name & Address of Owner:	Send Tax Notices:	Map-Parcel Number
L. H. Hardaway, Sr. P. O. Box 60464 Nashville, TN 37206	Same	2W-26135 81-7-52

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for the transfer is $16, 516,00.

James D. Bass
AFFIANT

Sworn to and subscribed before me this 18th day of April, 1987.

James D. Bass
NOTARY PUBLIC

My Commission Expires: January 13, 1990

WHEREAS, default was made in the terms, conditions and payments made and provided for in the Deed of Trust dated September 10, 1984, executed by John O. Pegram and wife, Clemestine Pegram, to James D. Bass, Trustee, which is recorded in Book 6383, Page 587, Register's Office for Davidson County, Tennessee; the entire indebtedness having been declared due and payable and payment not having been made as demanded; and having been requested so to do by the lawful holder and owner of the indebtedness secured by the said Deed of Trust, I, James D. Bass, caused said real estate to be advertised in accordance with the provisions of the said Deed of Trust, advertising that said property would be sold on April 17, 1987, at 12:00 o'clock noon (local time) at the South Door of the Courthouse of Davidson County in Nashville, Tennessee, to the highest, best and last bidder for cash, in bar of all equities of redemption, homestead, dower and all other rights and exemptions of every kind and character all of which were expressly waived in said Deed of Trust, but subject to any taxes that might be a lien against the property and any prior deeds of trusts and at the time and place stated in the advertisement, I, James D. Bass, Trustee,

personally appeared and offered said property for sale at public outcry, and the highest, best and last bid received was the sum of Sixteen Thousand Five Hundred Sixteen Dollars ($16,516.00), by L. H. Hardaway, Sr., and said property was knocked off and sold to said L. H. Hardaway, Sr., for said sum.

NOW, THEREFORE, IN CONSIDERATION of the premises and the sum of One and No/100 Dollar ($1.00), paid by L. H. Hardaway, Sr., and crediting the above aforesaid sum on the indebtedness secured by said Deed of Trust, I, James D. Bass, Trustee, have this day bargained and sold and by these presents do transfer and convey unto L. H. Hardaway, Sr., his heirs and assigns, a certain tract or parcel of land located and and situated in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 10 on the Plan of A. Y. Stevens' Subdivision of Lot No. 16, Owens' Buena Vista Plan, as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the Easterly side of 15th Avenue North, formerly Webster Street, and runs back between parallel lines 135 feet to an alley.

Being the property vested in John O. Pegram by deed from Samuel J. Pierce, Jr, Secretary of Housing and Urban Development, of record in Book 6378, Page 643, Register's Office for Davidson County, Tennessee.

This is improved property located at 2018 15th Avenue, North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to L. H. Hardaway, Sr, his heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said real estate as Trustee only, by the terms of the above mentioned deed of trust; have a good right to sell and convey; and the same is unencumbered, except for any and all taxes that may be a lien against the property.

I FURTHER COVENANT and bind myself, my successors and assigns, to warrant and forever defend the title to the said real estate to L. H. Hardaway, Sr., his heirs and assigns, against the lawful claims of all persons claiming by or through me as Trustee, but no further or otherwise.

WITNESS MY HAND on this the 18th day of April, 1987.

James D. Bass
Trustee

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, James D. Bass, Trustee, 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 purposes therein contained.

WITNESS MY HAND and official seal at Offices, Davidson County, Tennessee, on this the 18th day of April, 1987.

Notary Public

My commission expires: January 13, 1990

18612

COUNTY REGISTER
APR 24 3 44 PM '87

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

16516.00- CAMT.
46.20 COTAX
.50 PRFEE
9.00 WDEED
CHECK 55.70-
9036A04/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18812

IDENTIFICATION REFERENCE

APR 24 3 44 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.73771