THIS INSTRUMENT PREPARED BY:

RICK M. JOHNSON
3221 Nolensville Road
Nashville, TN 37211
(615) 833-5858

NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Edwin A. Groves and wife, Linda J. Groves 5914 Charlotte Ave. Nashville, TN 37209	S.A.M.E.	92-13 119

TRUSTEE'S SALE

WHEREAS, on July 19, 1985, James A. Walters and wife, Linda G. Walters executed a Deed of Trust to Rick M. Johnson, Trustee, to secure a promissory note in the original amount of $23,500.00, same being payable to Edwin A. Groves and wife, Linda J. Groves, said note being payable in monthly installments as set out in the Deed of Trust aforesaid which is of record in the Register's Office for Davidson County, Tennessee, in Book 6611, Page 220, and;

WHEREAS, Rick M. Johnson, Trustee, at the request of the holder of said indebtedness, and under and by the virtue of the powers vested in him required by law and by the terms of said Deed of Trust, by giving twenty-one (21) days notice by three (3) successive publication, namely April 9, April 16 and April 23, 1987 in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement, on April 30, 1987, at 10:00 a.m. at the Main Door of the Courthouse in Davidson County, Tennessee, he as said Trustee, offered for sale at public outcry to the highest bidder, the real estate hereinafter described for cash in bar of the hereinabove mentioned equitites as provided in said Deed of Trust, at which time Edwin A. Groves and wife, Linda J. Groves submitted the highest and best bid $23,000.00 in the amount of cash.

NOW, THEREFORE, inconsideration of the premises, Rick M. Johnson, Trustee, does hereby sell, transfer and convey Edwin A. Groves and wife, Linda J. Groves

to their successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to wit:

Being Lot No. 5 and east 25 feet on Lot No. 6 on Block 14 on the Map of Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, page 160, and 161, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 75 feet on the south side of Park Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to James A. Walters and wife, Linda G. Walters by deed from Edwin A. Groves and wife, Linda J. Groves of record in Book 6611, Page 217, said Register's Office for Davidson County, Tennessee.

Rick M. Johnson, Trustee, conveys to Edwin A. Groves and wife, Linda J. Groves, all the rights conveyed to him as said Trustee, in said Deed of Trust, including such covenants and warranties as he, as such Trustee, may lawfully make, all his actions in the premises being solely as trustee and not otherwise, under the power vested in him under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand at Nashville, Tennessee, this 30 day of April, 1987.

Rick M. Johnson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Rick M. Johnson, 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, this the 30th day of April, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-11-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 1987.

Deputy Register

21248

IDENTIFICATION REFERENCE

MAY 1 3 31 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 7222 PAGE 533

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
			23000.00- CAMT.	
			64.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	70.90-
1863A05/01/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 1 2 4 8

IDENTIFI REFERENCE

MAY 1 3 31 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76521