THIS INSTRUMENT PREPARED BY:

JAMES A CARNEY
Attorney at Law
905 Stahlman Building
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

J. T. Murphree
Affiant

Subscribed and sworn to before me this 26th day of May, 1987.

James A. Carney
NOTARY PUBLIC
COMMISSION EXPIRES:

Name & Address of a Property Owner:	Name & Address of Mortgagee:	Map-Parcel Number
J. T. Murphree, et ux Route 1 Chapmansboro, TN 37035	NO MORTGAGE SEND TAX BILLS TO: SAME	Map 81-7 Parcel 133 2W 13520

TRUSTEE'S DEED

WHEREAS, by Installment Deed J. T. Murphree and wife, Winifred Murphree, to Jimmy Lyman and wife, Linda Lyman, of record in Book 6913, page 476, Register's Office for Davidson County, Tennessee, in which said Installment Deed, Jimmy Lyman and wife, Linda Lyman, joined and conveyed the hereinafter described property to E. A. Carney, Trustee, to secure a promissory note described in said Installment Deed; and,

WHEREAS, default was made in the payment and conditions of said note and the owner and holder of said note instructed the said E. A. Carney, Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and,

WHEREAS, the said E. A. Carney, Trustee, did advertise in accordance with the provisions of said Installment Deed giving notice of an intent to sell said property at the south door of the Courthouse in Nashville, Davidson County, Tennessee on Tuesday, May 19, 1987 at 12:15 o'clock P.M.; and,

WHEREAS, at the time and place stated in said advertisement the said E. A. Carney, Trustee, offered the property hereinafter described for sale to the highest and best bidder for cash at public outcry, free from the equity and stautory rights of redemption, homestead, dower, and all other exemptions which were expressly waived in said Installment Deed, but subject to any and all unpaid real estate taxes and superior liens of record; and,

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, E. A. Carney, Trustee, offered for sale and sold said property to

J. T. Murphree and wife, Winifred Murphree, for $25,000.00, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM OF Twenty Five Thousand -------- And No/00 ---------- ($25,000.00) Dollars, Cash in hand paid, the receipt of which is hereby acknowledged, I, E. A. Carney, Trustee, do hereby bargain and sell, and by these presents, transfer and convey unto the said J. T. Murphree and wife, Winifred Murphree, their heirs and assigns, the following described real property in Davidson County, Tennessee.

> Being the southerly 39½ feet of the northerly 59½ feet of Lot No. 3 in Holt's Unrecorded Subdivision of Lots Nos. 8 and 11 in Owen's Buena Vista Plan, the original plan is of record in Book 15, pages 10 and 11, Register's Office for said county.
>
> Said part of Lot No. 3 fronts 39½ feet on the easterly side of 10th Avenue North, formerly Crooked Street, and runs back between parallel lines 129 feet, more or less, to an alley, the northerly line of this lot being 284 feet southerly from the southerly margin of Cass Street.
>
> Being the same property conveyed to Jimmy Lyman, et ux by deed from J. T. Murphree, et ux, of record in Book 6913, page 476, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, known as 2012 10th Avenue, North, Nashville, Tennessee 372078

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns forever, but subject to said real estate taxes and any superior liens of record. I herewith assign to said Grantees any and all warranties held by me as Trustee, but not otherwise.

WITNESS my hand on this the 20th day of May, 1987.

28554

IDENTIFICATION REFERENCE

MAY 21 3 23 PM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

E. A. Carney, Trustee

E. A. CARNEY, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, E. A. Carney, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 20th day of May, 1987.

James R. Carney

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-19-88

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

RECEIVED OF _____

FOR _____

BOOK 7244 PAGE 476

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

25000.00- CAMT.
70.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 76.50-
022|A05/21/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28554

IDENTIFICATION REFERENCE

MAY 21 3 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84710