This Instrument Prepared By:

Harris A. Gilbert
Gilbert & Milom
13th Floor
Third National Bank Building
Nashville, Tennessee 37219

TRUSTEE'S DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Leonard T. Walker 1236 Plymouth Avenue Nashville, Tennessee 37216	Same	Map 81-15 Parcel 298

Mail

This deed, made and entered into this 28th day of August, 1987, by and between John J. Nanni, acting as Trustee as hereinafter stated, party of the first part, and Leonard T. Walker, party of the second part, both of the County of Davidson and State of Tennessee.

That whereas Ozell Mitchell and wife, Lucy P. Mitchell, executed to said Elkin Garfinkle, Trustee, upon the lands hereinafter described an installment deed dated December 20, 1968, and recorded in Book 4299, page 305, Register's Office for Davidson County, Tennessee, and whereas John J. Nanni was appointed Substitute Trustee on January 8, 1981, by the owner of the indebtedness, Leon Gilbert, as of record in Book 5698, Page 412, Register's Office for Davidson County, Tennessee, and whereas, the indebtedness thereby secured being overdue and unpaid, and the holder of the said indebtedness, Harris A. Gilbert, Executor for the Estate of Leon Gilbert, having called upon the said Trustee to foreclose the said installment deed, the said Trustee after due advertisement as required by law and the terms of the installment deed offered said land for sale at the door of the Court House on the 30th day of April, 1987, when and where Leonard T. Walker became the last and highest bidder at the price of Three Thousand Nine Hundred Fifty ($3,950.00) Dollars.

Now, therefore, the said John J. Nanni, acting as Trustee as aforesaid in consideration of the premises and of the said sum of Three Thousand Nine Hundred Fifty ($3,950.00) Dollars to him in hand paid, has bargained and sold and by these presents does bargain, sell and convey unto the said Leonard T. Walker, and his heirs and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson, and State of Tennessee, and more particularly described and bounded as follows:

> Being Lot No. 45 in the Manlove Addition to Nashville, Tennessee, fronting 53.6 feet on the south side of Underwood Street, and running back on the east line with the westerly side of Hawthorne Street 167 feet and the westerly line with the easterly line of Lot No. 44 said plan, 167.10 feet to an alley and fronts 53.9 feet on said alley, as indicated as of record in Plan Book No. 21, page 129, R.O.D.C., Tennessee.
>
> Being the same property conveyed to Leon Gilbert by County Court Clerk's Deed, R.E. Worrall, County Court Clerk, which deed is of record in Book 4249, page 703, R.O.D.C., Tenn., to which reference is here made.

Being the same property conveyed to Ozell Mitchell and wife, Lucy P. Mitchell, by Installment Deed from Leon Gilbert of record in Book 4299, page 305 , of the Register's Office of Davidson County, Tennessee.

To have and to hold, said lands and premises, together with all privileges and appurtenances thereunto belonging, to him the said party of the second part and his heirs and assigns in as full and ample a manner as the said Trustee has power to convey the same, but subject to any and all unpaid taxes.

In testimony whereof, said John J. Nanni, acting as Trustee as hereinabove stated, has hereunto set his signature the day and year first above written.

John J. Nanni, Trustee

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John J. Nanni, as 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of August, 1987.

Notary Public

My Commission Expires:

1-9-91

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,950.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 1987.

Notary Public

My Commission Expires:

60954
IDENTIFICATION REFERENCE
AUG 31 3 07 PM '87
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7340 PAGE 105

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

3950.00- CASH
10.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 17.42-
/931A08/31787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60954.

IDENTIFICATION REFERENCE

AUG 31 3 07 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 11423