Mail

Prepared by: M. Wesley Hall, III
Attorney at Law
223 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER:	SEND TAX STATEMENTS TO:	MAP/PARCEL NO.:
James A. Holland	Same	71-11 158
P.O. Box 90015		
Nashville, TN 37209	BOOK 7394 PAGE 837	

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated August 1, 1986, executed by John Dennis Shelton and wife, Kathy Lee Shelton, to M. Wesley Hall, III, Trustee, which is recorded in Book 6937, page 634, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the entire indebtedness was 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 this Deed of Trust, I, M. Wesley Hall, III, Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:30 p.m., Friday, October 30, 1987, at the front door of the Metropolitan Courthouse, Nashville, Davidson County, 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, all of which were waived in said Deed of Trust;but subject to any and all mortgages, liens, claims and unpaid taxes that might be a lien against the property, and at the time and place stated in said advertisement, I, M. Wesley Hall, III, Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of One Thousand Five Hundred and No/100 Dollars ($ 1,500.00) by James A. Holland and said property was knocked off and sold to James A. Holland.

NOW, THEREFORE, in consideration of the premises and the sum of One Thousand Five Hundred and No/100 Dollars ($ 1,500.00) cash in hand paid by James A. Holland, I, M. Wesley Hall, III, Trustee, have this day bargained and sold and by these presents do transfer and convey to James A. Holland, his heirs, successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Being the easterly one-half of Lot No. 49 on the Map of Trinity Heights of record in Book 161, page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 49 fronts 50 feet on the northerly side of Pullen Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John Dennis Shelton and wife, Kathy Lee Shelton, by deed from James A. Holland and wife, Kathleen M. Holland, of record in Book 6937, page 622, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to James A. Holland, his heirs, successors and assigns, forever.

And I covenant with the said James A. Holland, that I am lawfully seized and possessed of said real estate as Trustee only, and by the terms of the above mentioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except for any and all prior liens, mortgages, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to James A. Holland, his heirs, successors and assigns, against the lawful claims of all persons claiming by or through me as Trustee, but no further or otherwise; it being my intention only to convey to Grantee(s) no greater title in the subject real estate than I received as Trustee.

WITNESS my hand this 31st day of October, 1987.

M. Wesley Hall, Trustee

M. WESLEY HALL, III, 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 M. Wesley Hall, III, 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 31st day of October, 1987.

Susan S. Wash

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 13, 1990

7953 b.

IDENTIFICATION REFERENCE

Nov 3 1:58 PM '87

DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,500.00 .

W. Kelly Hall

Affiant

Subscribed and sworn to before me

this 31st day of October, 1987.

Susan L. Wise

NOTARY PUBLIC

Commission Expires: May 13, 1990

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7394 PAGE 840

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

1500.00- CAMT.
4.20 CSTAX
.50 PRFEE
8.00 .DEED
CHECK 13.70-
9132A11/03/87 RAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.53 C.

IDENTIFICATION REFERENCE

Nov 3 2 50 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32424