112.00
112.50

THIS INSTRUMENT PREPARED BY:

BOOK 7396 PAGE 194

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

PUSH

DAVIDSON COUNTY, TN
Nov 5 8 23 AM '87

IDENTIFICATION REFERENCE

79943

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

J. T. Murphree
Affiant

Subscribed and sworn to before me this 3rd day of November, 1987.

Beverly M. Hobbs
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/11/90

Name & Address of Property Owner:	Name & Address of Person or Entity Responsible for Payment of Real Property Taxes:	Map-Parcel Numbers:
J. T. Murphree, et ux Route 1 Chapmansboro, TN 37035	SAME	Map 71-8 Parcel 303 12DA 42340

TRUSTEE'S DEED

WHEREAS, by Installment Deed by J. T. Murphree and wife, Winifred Murphree, to James E. Jones and wife, Brenda F. Jones, of record in Book 6781, page 662, Register's Office for Davidson County, Tennessee, in which said Installment Deed, James E. Jones and Brenda F. Jones joined and conveyed the hereinafter described property to J. 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 J. A. Carney, Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, the said J. 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 Friday, October 30, 1987 at 12:00 o'clock Noon; and

WHEREAS, at the time and place stated in said advertisement the said J. A. Carney, Trustee, offered the property hereinafter descirbed for sale to the highest and best bidder for cash at public outcry, free from the equity 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, J. A. Carney, Trustee, offered for sale and sold said property to J. T. Murphree and wife, Winifred Murphree, for $40,000.00, which amount was the highest, best and last bid.

NOW, THEREFORE, for and in consideration of the sum of Forty Thousand ---------- And No/00 ---------- ($40,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, J. 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, as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Map of Joywood, as of record in Book 974, page 45, Register's Office for said County.

Said Lot No. 75 fronts 50 feet on the north side of Edwin, formerly Edward Avenue, and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to James E. Jones and wife, Brenda F. Jones, by deed from J. T. Murphree and wife, Winifred Murphree, of record in Book 6781, page 662, Register's Office of Davidson County, Tennessee, and

Being the same property conveyed to Bert W. Choate and wife, Brenda J. Choate, of record in Book 7099, page 191, said Register's Office.

THIS IS IMPROVED PROPERTY, known as 415 Edwin Avenue, Nashville, Tennessee 37207

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 3rd day of November, 1987.

J. A. Carney Trustee

J. A. CARNEY, 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, J. A. Carney, Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of November, 1987.

Beverly M. [illegible]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/11/90

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 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

40000.00- CAMT.
112.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 121.50-
9594A11/05/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7. 9. 9. 4. 3.

IDENTIFICATION REFERENCE

Nov 5 8 29 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32868