Prepared By:
Earl J. Porter, Jr.,
214 Third Avenue North
Nashville, Tennessee 37201

TRUSTERS DEED

BOOK 7448 PAGE 357

Address New Owner:	Send Tax Statement to:	Map-Parcel F.Book
Robert C. Donnell, unmarried 5215 Franklin Road Nashville, Tennessee 37220	L.A. Newman & Co. Inc., 107 Third Avenue North Nashville, Tennessee 37201	59-16 171 13DA23565 7771 01/13 0101 03CHECK 19.66

WHEREAS, by a Deed of Trust dated March 20, 1987, and recorded in Book 7181 Page 580,581, 582 RODC, Tennessee, William H. Birdine, Jr. & wf. Paulette M. Birdine and Wilhemina B., Cockrill & hus. Clarence E. Cockrill conveyed to Billy C. Donnell, Trustee, the hereinafter described property to secure therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Billy C. Donnell Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Billy C. Donnell, Trustee, did give twenty day's notice of the time, place, and terms of the sale by an advertisement in three weekly publications in the NASHVILLE RECORD, a newspaper published in the county where the land hereinafter described is situated, said advertisement appearing in the editions of said newspaper under the dates of No. 12, 19, 26, 1987, at the South Door of the Court House in Nashville, Davidson County, Tennessee, at 12:00 o'clock noon, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, Homestead, dower, and all other exceptions which are expressly waived in said Deed of Trust; but subject to any and all unpaid taxes, and also subject to a first mortgage lien of record in Book 7181 Page 580,581,582, RODC, Tennessee, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said term I Billy C. Donnell, Trustee, offered said property for sale at public outcry and sold said property to Robert C. Donnell unmarried for $4,700.00 and subject to the deed as recorded in Book 7181 Page 580,581,582, which amount was the highest, best, and last bid,

NOW, THEREFORE, in consideration of the sum of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I Billy C. Donnell, Trustee, do hereby bargin and sell, and by these presents transfer and convey unto said Robert C. Donnell unmarried, his Heirs and assigns, the following described tract or parcel of land in the County of Davidson, State of Tennessee, and particularly described as follows, to-wit;

A small tract of land in the 12th Civil District of Davidson County, Tennessee, being Lots Nos. 28 and 29 on the unrecorded plan known as Hickory Heights, being a resubdivision of Lots C and D of Dewey Heights as of record in Book 161, page 94, Register's Office for said County, said Lots Nos. 28 and 29 described according to a copy of a survey made May 22, 1948, by Z.J. Wilkinson, surveyer, as follows: Fronting 100 Feet on Avalon Drive. Beginning at a point in the easterly margin of Avalon Drive, at the common corner of Lots Nos. 27 and 28, said point being 272 feet south of the north property line of the said Subdivision and running thence between Lots No. 27 and 28 150 feet to a point; running thence southwardly 100 feet along the line between Lots Nos. 17,18 and 28 and 29; running thence westwardly with the line between Lots Nos. 29 and 30 to the eastern margin of Avalon Drive, and running thence northward 100 feet along the eastern margin of Avalon Drive to the point of beginning.

Being the same property conveyed to William Birdine and Novella Birdine by deed from R.M. Holly, J.C. Griffin and W.H. Tadlock of record in Book 2138, page 559, Register's Office for Davidson County, Tennessee. The said parties having since died.

This is unimproved property located at Lots 28 & 29 Avalon Drive, Nashville, Tennessee. This sale will be made subject to any and all unpaid taxes that may be a lien on the property.

To have and Hold said property with the appurtenances, estate, title, and interest thereto belonging to the said Robert C. Donnell, unmarried, his heirs and assigns forever, but subject to any and all unpaid taxes, and first mortgage lien of record in Book 7181 Page 580,581,582, RODC, Tennessee.

And I do further transfer and assign unto the said Robert C. Donnell, unmarried, all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it I can, or should do, but I convey and assign as Trustee and not any further or otherwise.

Witness my hand on this the 4th day of December 1987.

Billy C. Donnell
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Patsy A. Nash a Notary Public in and for said County and State, the within named Billy C. Donnell, 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 office in said County and State, this the 12th day of January 1988.

Patsy A. Nash
Notary Public

My comission expires: 1-19-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $4,700.00.

Billy C. Donnell
Affiant

Subscribed and sworn to before me, this the 12 day of January 1988.

My comission expires. 1-19-88

Patsy A. Nash
Notary Public

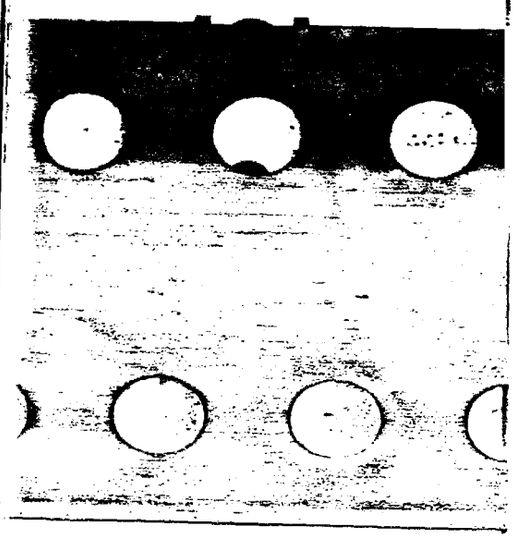
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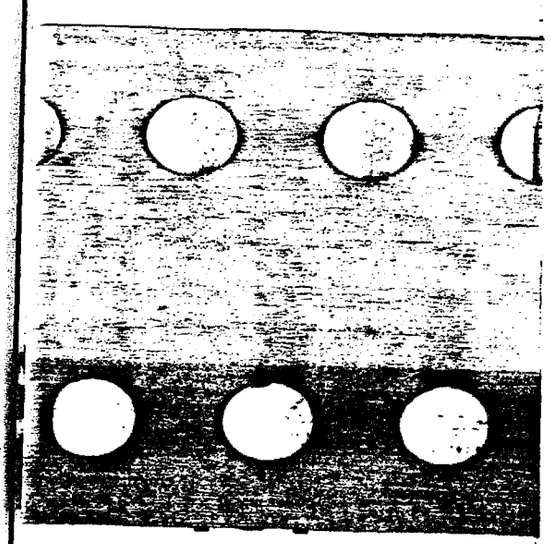
IDENTIFICATION REFERENCE

JAN 13 2 43 PM '88

DAVIDSON COUNTY, TN

PUSH





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7448 PAGE 359

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
				CAMT 4700.00
				CON TX 13.16
				PRFEE 0.50
				WDEED 6.00
				TOTAL 19.66
				CHECK 19.66

01/13/88 01 14:44 0001 7771

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 7. 1. 6. 5.

IDENTIFICATION REFERENCE

JAN 13 2 43 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 52764