file 47

Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
P. O. Box 1189
Madison, Tennessee 37116-1189

BOOK 7522 PAGE 249

New Owner:	Mortgagee:	Map/Parcel #:
Charlotte E. Birthright	Owner/ No Mortgagee	Map 72-13
6042 Brookmont Terrace		Parcel 422
Nashville, TN 37205		

6575 04/20/88 10:15:03 CHECK 71.10

T R U S T E E ' S D E E D

WHEREAS, by Deed of Trust dated December 31, 1985, of record in Book 6756, Page 814, Register's Office for Davidson County, Tennessee, JAMES M. FRITH, conveyed the property hereinafter described to William D. Castleman, Trustee, to secure the payment of the indebtedness therein mentioned and described; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and HELEN C. EMERTON and/or CHARLOTTE EMERTON BIRTHRIGHT, the lawful owners and holders of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred upon the undersigned Trustee by said Deed of Trust, and to sell the hereinafter described property; and,

WHEREAS, pursuant to the terms and conditions of said Deed of Trust, I, William D. Castleman, Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on March 24, 1988, March 31, 1988, and April 7, 1988. respectively; and,

WHEREAS, pursuant to said notice, I, William D. Castleman, Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on Tuesday, April 19, 1988, at the front steps of the Courthouse in Nashville, Davidson County, Tennessee; and,

WHEREAS, at said sale, CHARLOTTE EMERTON BIRTHRIGHT, was the highest and best bidders, in the amount of TWENTY-TWO THOUSAND & 00/100 ($22,000.00) DOLLARS.

NOW THEREFORE, in consideration of the premises, I, WILLIAM D. CASTLEMAN, TRUSTEE, have bargained and sold, and by these presents do transfer and convey unto the said CHARLOTTE EMERTON BIRTHRIGHT, her heirs and assigns, the following described property in Davidson County, Tennessee, to-wit:

BEING the east part of Lot No. 12 on the Plan of Eastland Heights Baptist Church Subdivision of Blocks "B" and "C" of Young Wilhoite's Plan of the Douglas Property, of record in Book 421, Page 155, Register's Office for said County, and described as follows:

BEGINNING at a point in the south margin of Douglas Avenue at the corner of Lots Nos. 12 and 13; thence with the line between said lots southerly 88 feet 6 inches to the northerly margin of said alley westerly 64 feet more or less to the easterly line of the Gallatin Road as widened, being the easterly line of a strip of 8 feet of ground conveyed to the City of Nashville by deed from H. E. Waller and wife, of record in Book 1021, Page 373, said Register's Office; thence along the easterly line of the Gallatin Road as widened and along the easterly line of said 8-foot strip northerly 72 feet more or less to the south margin of Douglas Avenue; thence with the margin of the same easterly 61 feet 6 inches more or less to the point of beginning.

BEING the same property conveyed to William R. Young, by deed from James M. Frith, et ux, Emily M. Frith, of record in Book 7443, Page 823, Register's Office for Davidson County, Tennessee.

Property Address: 1100 Douglas Avenue
Nashville, Tennessee

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said CHARLOTTE EMERTON BIRTHRIGHT, her heirs and assigns, forever.

I, WILLIAM D. CASTLEMAN, TRUSTEE, under and pursuant to said Deed of Trust of record in Book 6756, Page 814, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said CHARLOTTE EMERTON BIRTHRIGHT, her heirs and assigns, all right, title and interest in and to said land vested in me, and which I have a right to transfer and convey, in as full and ample manner as I, as Trustee, under said Deed of Trust can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand at Madison, Tennessee, this the 19th day of April, 1988.

WILLIAM D. CASTLEMAN, 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 WILLIAM D. CASTLEMAN, TRUSTEE, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 19th day of April, 1988.

Kathy J. Byers
Notary Public

My Commission Expires: 1/21/90

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, is $ 22,000.00 .

William D. Castleman
Affiant

SWORN to and subscribed before me,
this 19th day of April, 1988.

Kathy J. Byers
Notary Public

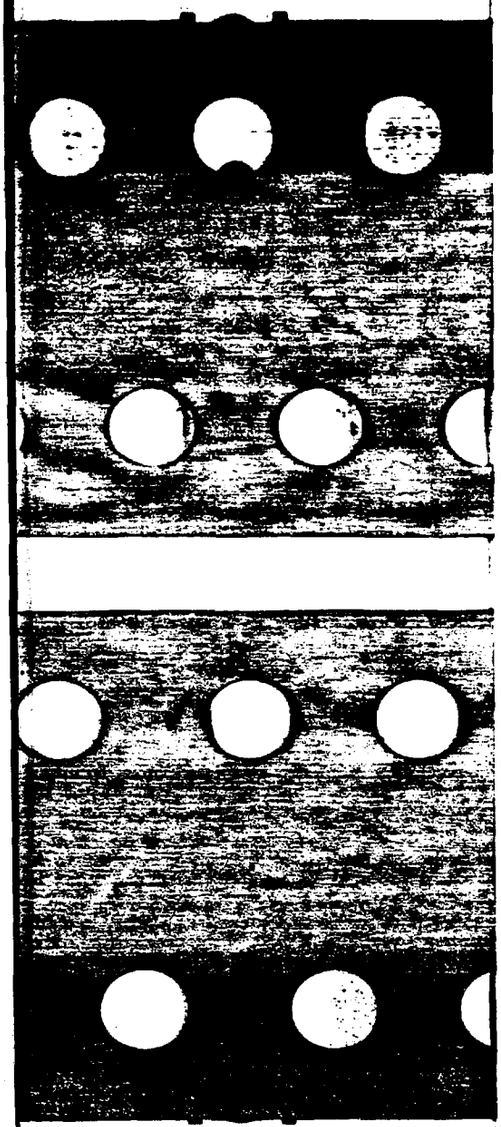
My Commission Expires: 1/21/90

23180

IDENTIFICATION

Apr 20 3 20 PM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7522 PAGE 252

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 22000.00
CON TX 61.60
PRFEE 0.50
WDEED 9.00
TOTAL 71.10
CHECK 71.10

04/20/88 01 15:22 0001 6575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2318 01

IDENTIFT REFERENCE

Apr 20 3 20 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82693