This instrument prepared by Dewey Pedigo, Jr., Attorney, 301 Stahlman Bldg., Nashville, TN 37201

BOOK 7764 PAGE 987

NEW OWNERS:
M.L. Burdett and wife,
Jenny Ruth Burdett
Route 2, Box 511M
Hohenwald, Tennessee. 38462

SEND TAX BILLS TO:
Same

MAP-PARCEL NUMBERS:
Map 82-7
Parcel 210

4036 02/02 0101 03CHECK 49.07

TRUSTEE'S DEED

WHEREAS, under an Installment Deed dated February 4, 1983, and recorded in Book 6002, page 463, Register's Office, Davidson County, Tennessee, Carolyn Ann Beach and husband, Thomas H. Beach conveyed to Dewey Pedigo, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions and payments made as provided for in said Installment Deed, 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 Dewey Pedigo, Jr., Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Dewey Pedigo, Jr., Trustee, did give twenty [illegible] days notice of the time, place and terms of the sale by advertisement in three weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of January 12, 19, and 26th, 1989 stating that on February 2, 1989, at 11:00 A.M. at the front or the South door of the Courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from equity of redemption, the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Installment Deed, but subject to any and all unpaid real estate taxes; restrictive covenants, easements, setback lines; any and all redemption rights, including the right of redemption of any governmental agency, State or Federal, and any and all other prior liens or encumbrances against said real property, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Dewey Pedigo, Jr., Trustee, offered said property for sale at public outcry and sold said property to M. L. Burdett and wife, Jennie Ruth Burdett for $12,911.44, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid as set out above, the receipt of which is hereby acknowledged, and M. L. Burdett and wife, Jennie Ruth Burdett, being owner and holder of the indebtedness secured by said Installment Deed, and the beneficiary of said sale, and its indebtedness, together with expenses of said sale amounting to more than said bid, accordingly they are not required to pay any cash to the said Trustee. I, Dewey Pedigo, Jr., Trustee do hereby bargain and sell, and by these presents transfer and convey unto the said M. L. Burdett and wife, Jennie Ruth Burdett (hereinafter referred to as Grantee) their heirs

and assigns, the following described property in the State of Tennessee, Davidson County, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 89 on the Map of Harris Addition to Edgefield, as of record in Book 21, page 100, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 89 fronts 50 feet on the west side of North Second Street and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Carolyn Ann Beach and husband, Thomas H. Beach, by deed from M. L. Burdett and wife, Jennie Ruth Burdett, of record in Book 6002, page 463, Register's Office for Davidson County, Tennessee.

This is improved property located at 524 North Second Street, Nashville, Tennessee. 37207.

TO HAVE AND TO HOLD said property with the appurtencances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns, forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all of the rights and benefits of the covenants and warranties in said Installment Deed 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 2nd day of February, 1989.

Dewey Pedigo, Jr. Trustee

TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dewey Pedigo, Jr., 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 2nd day of February, 1989.

Johnnie A Andrews Baker

MY COMMISSION EXPIRES 3/11/90 NOTARY PUBLIC

JOHNNIE A. ANDREWS NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $12,911.44

Dewey Pedigo Jr

Affiant

IDENTIFICATION FEB 2 2 11 PM '89 FELIX WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

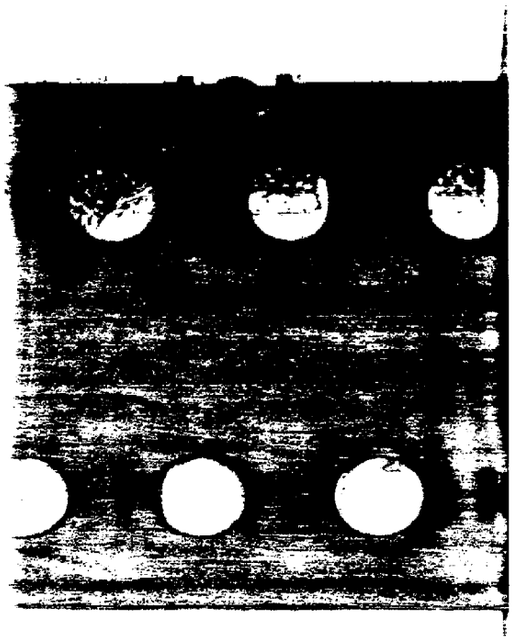
Subscribed and sworn to before me, this 2nd day of February, 1989.

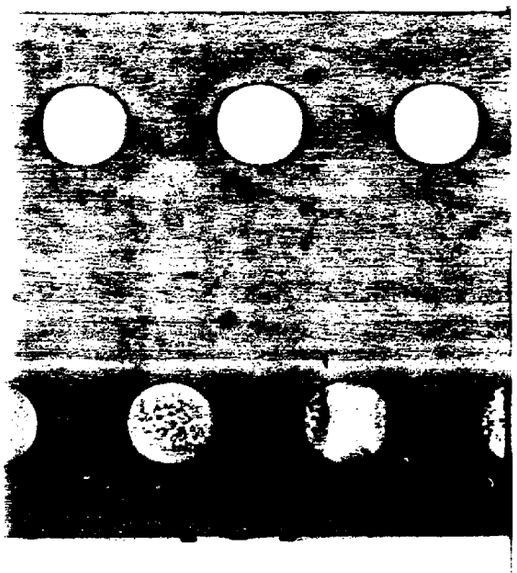
Johnnie A Andrews Baker

MY COMMISSION EXPIRES 3/11/90 NOTARY PUBLIC

JOHNNIE A. ANDREWS NOTARY PUBLIC DAVIDSON COUNTY, TN

06321





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

RECEIVED OF _____

FOR _____

BOOK 7764 PAGE 989

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 12911.44
CON TX 42.57
PRFEE 0.50
UNFED 6.00
TOTAL 49.07
CHECK 49.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/89 01 14:13 0001 4036

0 6 3 2 1.

IDENTIFICATION REFERENCE

Feb 2 12 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178544