B0420

THIS INSTRUMENT PREPARED BY:

Rick M. Johnson
3221 Nolensville Road
Nashville, TN 37211 (615) 833-5858

NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Wilton C. Thompson and wife, Floris Thompson 109 Evelyn Street Nashville, TN	S.A.M.E.	119-2-125 119-2-258

BOOK 7843 PAGE 86

TRUSTEE'S DEED

WHEREAS, on May 5, 1987, Donald Ray Wakefield and wife, Beverly F. Wakefield, executed a Installment Deed to Rick M. Johnson, Trustee, to secure a promissory note in the original amount of $20,500.00, same being payable to Wilton C. Thompson and wife, Floris Thompson, said note being payable in monthly installments as set out in the Installment Deed aforesaid which is of record in the Register's Office for Davidson County, Tennessee, in Book 7236, Page 663, and;

WHEREAS, Rick M. Johnson, Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in him required by law and by the terms of said Installment Deed, by giving twenty-one (21) days notice by three (3) successive publications, namely: April 20, April 27, and May 4, 1989, in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Installment Deed.

PURSUANT to said advertisement, on May 11, 1989 at 10:00 a.m. at the Main Door of the Courthouse in Davidson County, Tennessee, he as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash in bar of the hereinabove mentioned equities as provided in said Installment Deed, at which time Wilton C. Thompson and wife, Floris Thompson submitted the highest and best bid Twenty-one Thousand Four Hundred and no/100 ($21,400.00) in the amount of cash.

NOW, THEREFORE, in consideration of the premises, Rick M. Johnson, Trustee, does hereby sell, transfer and convey Wilton C. Thompson and wife, Floris Thompson to their successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to wit:

THIS IS IMPROVED PROPERTY LOCATED AT 109 EVELYN STREET, NASHVILLE, TENNESSEE.

TRACT 1:

Being Lot No. 28 on the Map of Subdivision of Lots Nos. 7, 8, 9, 10 and parts of Lots Nos. 6, 11, 12, and 13, Cumberland Nurseries, as of record in Book 332, Page 36, Register's Office for said County. Said Lot No. 28 fronts 50 feet on the southerly side of Evelyn Street, and runs back between parallel lines 150 feet to an alley.

TRACT 2:

Being Lot No. 27 on the Map of Subdivision of certain lots in Cumberland Nurseries Plan of record in Book 332, Page 36, Register's Office for said County. Said Lot No. 27 fronts 50 feet on the southerly side of Evelyn Street and runs back between parallel lines 150 feet to an alley.

THERE IS EXCEPTED AND EXCLUDED FROM THIS CONVEYANCE a deed heretofore conveyed from Millard Trenton Stubblefield, et.ux., to the Highway Department of the State of Tennessee, of record in Book 4360, Page 62, Register's Office for Davidson County, Tennessee, being described as follows:

Being parts of Lots No. 27 and 28 on the plan of the Subdivision of certain lots in Cumberland Nurseries as of record in Book 332, Page 36, Register's Office, Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Evelyn Drive said point being the northeast corner of Lot No. 26 on said plan; thence with the margin of Evelyn Drive South 84 deg. 00 min. East 100 feet to the northwest corner of Lot No. 29; thence with the westerly boundary of Lot 29 southwardly 26.6 feet to a point; thence South 77 deg. 21 min. West 105.7 feet to the easterly boundary of said Lot No. 26; thence with said boundary northwardly 60.3 feet to the point of beginning and containing 4345 square feet and being part of the same property conveyed to Millard Trenton Stubblefield, et. ux., as of record in Book 1815, Page 380 and by deed of record in Book 1273, Page 280, Register's Office for Davidson County.

The above described property is hereby conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right and ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed.

The Highway Department of the State of Tennessee, or its duly authorized agents or assigns is hereby given the right to enter upon grantors remaining land for the purpose of removing improvements and/or encroachments which are located both on the land granted to said Highway Department, and the remaining land of the grantor herein.

Being the same property conveyed to Donald Ray Wakefield and wife, Beverly F. Wakefield by deed from Wilton C. Thompson and wife, Floris Thompson of record in Book 7236, Page 663, said Register's Office.

Rick M. Johnson, Trustee, conveys to Wilton C. Thompson and wife, Floris Thompson, all the rights conveyed to him as said [redacted] RMJ Trustee, in said Installment Deed, including such covenants and warranties as he, as such [redacted] RMJ Trustee, may lawfully make, all his actions in the premises

being solely as Trustee and not otherwise, under the power vested in him under said Installment Deed hereinabove referred to and not as an individual.

Witness my hand at Nashville, Tennessee, this 11 day of May, 1989.

Rick M. Johnson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7843 PAGE 88

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Rick M. Johnson, 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 the 11th day of May, 1989.

NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,100.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 11th DAY OF May, 1989.

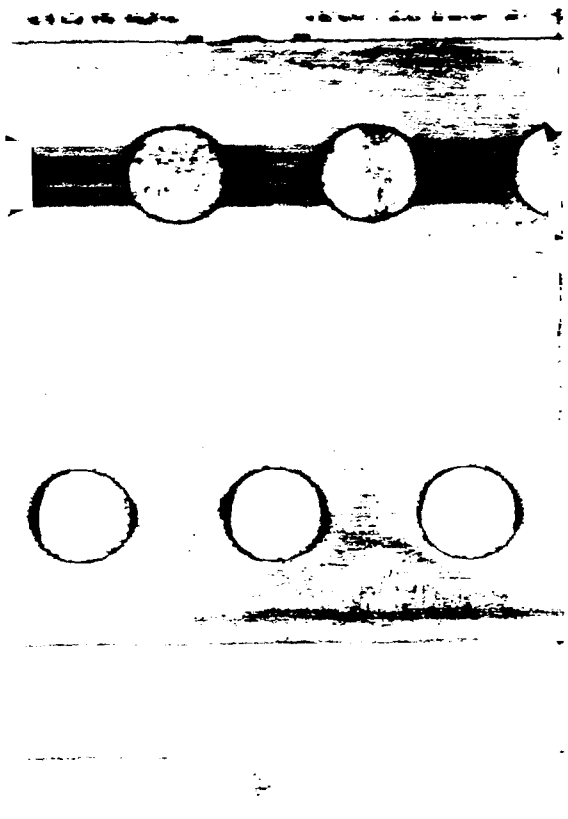
NOTARY PUBLIC

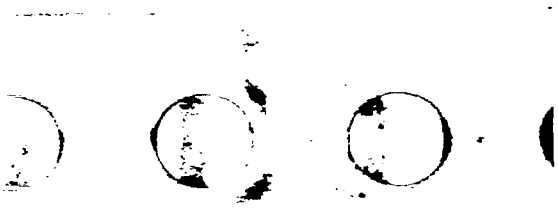
MY COMMISSION EXPIRES: 3-11-91

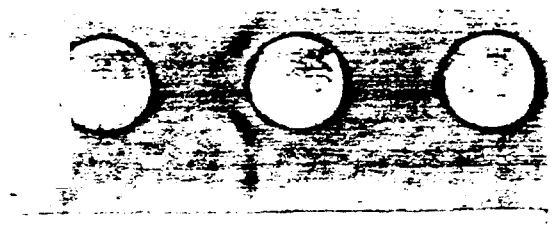
33615

May 17 11 10 AM '89

6967 05/17 0101 03CHECK 80.12







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

RECEIVED OF _____

FOR _____

BOOK 7843 PAGE 89

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 21400.00
CON TX 70.62
PRFEE 0.50
WDEED 9.00
TOTAL 80.12
CHECK 80.12

05/17/89 01 11:12 0001 6967

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33615

IDENTIFICATION

MAY 17 11 10 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 210977