MAP-71-11
Par.-229 (P

BOOK 7919 PAGE 421

This Instrument Prepared By:

ROBERT L. CALLIS
Attorney at Law
142 Mt. Juliet Road
P.O. Box 726
Mt. Juliet, Tennessee 37122

Send Tax Bills To:

Harold E. Stewart
506 Knapp Farm Drive
Hermitage, TN 37076

TRUSTEE'S DEED

WHEREAS, under date of December 15, 1983, James C. Hosale and wife, Janet M. Hosale, executed a certain Deed of Trust to Robert L. Callis, Trustee, for the purpose of securing the debts and obligations therein described, which Deed of Trust is of record in Book 6203, Page 513, Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debts and obligations secured by said Deed of Trust and the undersigned, as Trustee, has been requested by Harold E. (Jack) Stewart, the lawful holder and owner of said debts and obligations, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned as Trustee, did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement for sale having been published in The Nashville Record, a newspaper of general circulation published in Nashville, Davidson County, Tennessee, in the issues of July 27, 1989, August 3, 1989, and August 10, 1989, of said newspaper, such sale having been advertised for August 18, 1989, commencing at 10:00 a.m., at the South door of the Metropolitan Davidson County Courthouse in Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, the highest, best and last bid for said property was then and there made by Harold E. (Jack) Stewart, to-wit: A bid of Thirty-Six Thousand Five Hundred and No/100 ($36,500.00) Dollars, which bid was then and there accepted by the undersigned

as Trustee.

WHEREAS, said sale was made subject to all unpaid real estate taxes on the subject property and to the rights of the United States Government to redeem or repurchase the property subject to any recorded Federal Tax Lien.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Robert L. Callis, as Trustee, has bargained and sold, and does by these presents bargain, sell, and convey unto Harold E. Stewart, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Being Lots No. 198 and 199 on the plat of the Highland Land Company's Subdivision, as of record in Book No. 421, Page 14, Register's Office of Davidson County, Tennessee.
>
> Said Lots No. 198 and 199 front twenty-five (25) feet each on the easterly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.
>
> Being the same property conveyed to James C. Hosale and wife, Janet M. Hosale, by deed recorded in Book 6196, Page 870, Register's Office of Davidson County, Tennessee.

The street address of this property is 1429 Pennock Avenue, Nashville, Tennessee 37207.

The undersigned Trustee believes the title hereby conveyed to be good, subject to all unpaid realty taxes, all mortgages recorded prior to the aforesaid Deed of Trust, all prior recorded easements and liens, and all rights possessed by virtue of any recorded state, federal or local tax liens, but warrants same only against the lawful claims of all persons claiming by, through or under a conveyance from the undersigned as Trustee under the provisions of the above described Deed of Trust, and not further or otherwise.

This instrument executed on this the 18th day of August, 1989.

ROBERT L. CALLIS, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Marilyn Sutherland, a Notary Public in and for the State and County aforesaid, ROBERT L. CALLIS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of August, 1989.

NOTARY PUBLIC

My commission expires: 5/16/93

STATE OF TENNESSEE

COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $36,500.00.

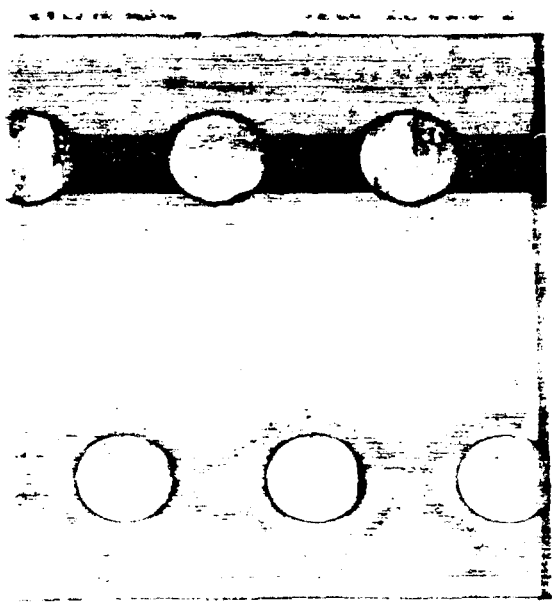
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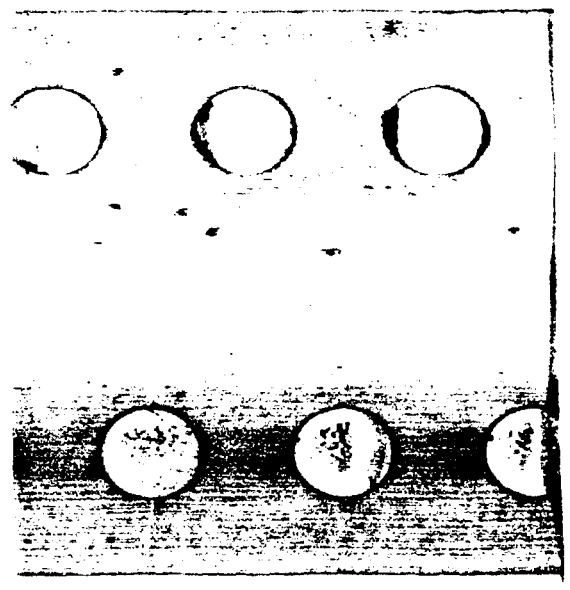
Sworn to and subscribed before me, on this the 18th day of August, 1989.

NOTARY PUBLIC

My commission expires: 5/16/93

RECEIVED
DAVIDSON COUNTY, TN
Aug 21 12 10 PM '89
IDENTIFICATION REFERENCE
59470
7645 08/21/89 0101 03CHECK 130.45





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7919 PAGE 424

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 36500.00
CON TX 120.45
PRFEE 1.00
MORT 9.00
TOTAL 130.45
CHECK 130.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/21/89 01 12:16 0001 7645

5947.0

IDENTIFI REFERENCE

AUG 21 12 16 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240396