3c431

This Instrument Prepared By:

BOOK 8015 PAGE 699

Dale L. Stegall
Harwell Martin & Stegall
A Professional Corporation
5110 Maryland Way
Brentwood, Tennessee 37027

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Walter L. Timmons, Jr., Trustee 900 Division Street Nashville, TN 37203	Same	107-06-0 012.00

TRUSTEE'S DEED BY QUITCLAIM

WHEREAS, by Purchase Money Deed of Trust and Security Agreement dated April 5, 1985 of record in Book 6528, Page 489, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), William E. Martin, Trustee conveyed the property hereinafter described to Dale L. Stegall, Trustee, (the "Trustee") to secure the repayment of the indebtedness therein described; and

WHEREAS, default was made in the payment and performance of the indebtedness contained and described in said Deed of Trust and the lawful owner and holder of said indebtedness having declared all of the unpaid balance due and payable called upon the Trustee to exercise the power of sale conferred by the Deed of Trust and to sell the hereinafter described property; and

WHEREAS, Dale L. Stegall as Trustee did give notice of the time and place of said sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertising in each of the issues of said newspaper published on April 20, April 27, and May 4, 1989, respectively; and

WHEREAS, pursuant to said Notice, the undersigned, Dale L. Stegall, as Trustee, did offer said property for sale at public outcry to the highest bidder for cash and in bar of all statutory rights of redemption and homestead, on May 15, 1989 at 10 A.M. Central Standard Time, at the south, or front door, of the courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Walter L. Timmons, Jr., Trustee, was the highest and best bidder, and acquired said property subject to a certain prior existing Note in the amount of $240,000.00 dated October 4, 1971, payable to J.D. Eatherly and wife, Daisy Eatherly, as secured by a Deed of Trust of record in Book 5206, page 518, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, in consideration of the premises:

I, Dale L. Stegall, Trustee, hereby quitclaim, transfer and convey as such Trustee unto said Walter L. Timmons, Jr., Trustee, with full power to sell, transfer and encumber without the joinder of any beneficiaries, and his successors and assigns, the property in Davidson County, Tennessee, as more particularly described on the attached Exhibit "A" hereto.

This conveyance is made without warranty and is subject to any and all unpaid taxes, deeds of trust, restrictions, easements, set back lines and all other matters of public record.

I, Dale L. Stegall, Trustee, under said Deed of Trust of record in Book 6528, page 489, Register's Office for Davidson County, Tennessee, do hereby transfer, assign and convey unto the said Walter L. Timmons, Jr., Trustee, and his successors and assigns all the right, title and interest in and to said property vested in me and which I have right to transfer 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 this the 16th day of May, 1989.

Dale L. Stegall, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Shelly K McBride, a Notary Public of said county, Dale L. Stegall, Trustee, the within named 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, at office, this 16th day of May, 1989.

Shelly K McBride
Notary Public

My Commission Expires:

3-3-92

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer, is $ None , and this Deed contains no warranties.

Affiant

Sworn and subscribed to before me this 16th day of May, 1989.

Shelly K McBride
Notary Public

My Commission Expires:

3-3-92

EXHIBIT "A"

A tract of land in the 3rd Civil District of Davidson County, Tennessee, being Lots 235, 236, 237 and 238, as shown on the Plan of Bel Air Sect. 2, as of record in Book 2900, pages 29-32, Register's Office for Davidson County, Tennessee, and more particularly described by survey of Barry Greer, dated October 4, 1977, as follows:

Beginning at an iron pin set at the intersection of the eastern R.O.W. of the Dabbs Avenue and the northern boundary of the property conveyed to Hitt and Finkelstein by deed of record in Book 4098, page 880, Register's Office for Davidson County, Tennessee and proceeding as follows: with said R.O.W., North 07° 24' W, 152.00 feet to an iron pin; thence, with a curve to the right having a radius of 974.1 ft. a distance of 138.30 feet to an iron pin; thence, leaving said R.O.W. and with the southern line of Lot 239, S 88° 54' E, 155.00 ft. to an iron pin in the western R.O.W. of Briley Parkway; thence with said R.O.W. in a southerly direction with a curve to the left; having a radius of 2110.00 ft. a distance of 271.30 ft. to a concrete monument; thence N 74° 30' E, 19.64 feet to a concrete monument; thence, in a southerly direction with a curve to the left, having a radius of 2090.00 ft. a distance of 23.38 feet. to an iron pin in said line of Hitt and Finkelstein; thence S 89° 25' W 203.38 feet to the beginning and containing 1.16 acres, more or less.

Being the same property conveyed to William E. Martin, Trustee, by deed from Lee F. Noel, Trustee, of record in Book 5483, page 2, Register's office of Davidson County, Tennessee.

92897

IDENTIFICATION REFERENCE

DEC 29 3 59 PM '88

DAVIDSON COUNTY, TN