THIS INSTRUMENT PREPARED BY:
W. WARNER McNEILLY, III
WATKINS, McGUGIN, McNEILLY & ROWAN
214 SECOND AVENUE, NORTH
SUITE 300
NASHVILLE, TENNESSEE 37201
615/255-2191

mail

TRUSTEE'S DEED

WHEREAS, by Installment Deed dated July 31, 1985, recorded in Book 6624, page 269, Register's Office for Davidson County, Tennessee, Scott T. McMahon, conveyed to Earl Thompson, Trustee, the real estate hereinafter described, to secure a Note dated July 31, 1985, in the amount of $26,500.00, payable to Wendell W. Wilson and wife, Jessie B. Wilson; and

WHEREAS, default occurred in the terms and conditions of said Note and/or Installment Deed, the lawful owner, having substituted W. Warner McNeilly, III as Trustee in Earl Thompson's stead by instrument of record in Book 8029, page 583, of said Register's Office, called on said W. Warner McNeilly, III, Trustee, to advertise the property for sale pursuant to the provisions of the Installment Deed. The Trustee, therefore, pursuant to the authority vested in him as Trustee, and pursuant to the terms and provisions of said Installment Deed, did advertise the property by publishing a Notice of Sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on February 12, 1990, at the Nashville/Davidson County Metropolitan Courthouse in Nashville, Tennessee, at public outcry to the highest bidder for cash, free from the equity of redemption, statutory redemption, homestead, dower and all other exemptions of every kind, but subject to all unpaid taxes and any liens which take priority as a matter of law.

Pursuant to said Notice of Sale, the Trustee, at the time and place set forth therein, offered the property for sale to the highest bidder for cash and sold said property to Jack B. Barnes and wife, Judy Barnes, for the sum of $17,025.00, this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the

property was sold having applied the amount of the bid toward payment of its Note and its permissible expenses and fees incurred as of the date of sale, the Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto Jack B. Barnes and wife, Judy Barnes, their heirs and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 1 of Block 6 on the Map of Dabb's and Elliott Subdivision No. 1 Old Hickory, Tennessee, as of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 1 fronts 50 feet on the easterly side of 30th Street and runs back between parallel lines along the southerly margin of Elliott Avenue 144 feet to an alley.
>
> BEING the same property conveyed to Scott T. McMahon, by Installment Deed of record in Book 6624, Page 269, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Jack B. Barnes and wife, Judy Barnes, their heirs and assigns, in fee simple forever, in bar of the equity of redemption, statutory redemption, homestead and dower, and all other exemptions of every kind, but subject to all unpaid taxes and any liens taking priority as a matter of law.

AND THE TRUSTEE does hereby transfer, assign and set over to the said Jack B. Barnes and wife, Judy Barnes, their heirs and assigns, all of the covenants and warranties contained in the aforesaid Installment Deed and does hereby warrant the title as fully as he is authorized to do as Substitute Trustee, subject to any exceptions noted herein and shown of record, but no further or otherwise.

WITNESS my hand this 12th day of February, 1990.

W. Warner McNeilly, III, Trustee

W. WARNER McNEILLY, III, 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 W. Warner McNeilly, III, Trustee, the bargainor, with whom I am personally acquainted or who presented sufficient evidence of his identity, and who acknowledged that he as such Trustee executed the foregoing instrument for the purpose contained therein and no other.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of ~~January~~ February, 1990.

Connie Tomlinson
NOTARY PUBLIC

My Commission Expires:

3-11-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater, is $17,025.00.

W. WARNER McNEILLY, III

Sworn to and subscribed before me this 12th day of ~~January~~ February, 1990.

Connie Tomlinson
NOTARY PUBLIC

My Commission Expires:

3-11-90

BUYER: Mr and Mrs Jack B Barnes
1500 Neely's Bend
Nashville TN 37115

(Tax Bills May Be Sent To The Above Address)

Map and Parcel No.: 053 12
116

03665

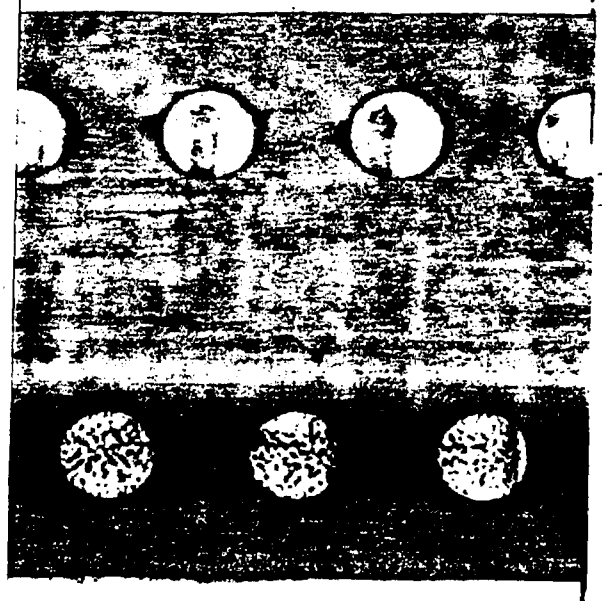
IDENTIF. TREFERENCE

FEB 13 3 32 PM '90

DAVIDSON CO. TENN.

2624 02/13 0101 03CHECK 66.10





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8045 PAGE 128

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 17025.00
CON TX 56.10
PRFEE 1.00
WDEED 9.00
TOTAL 66.10
CHECK 66.10

02/13/90 01 15:30 0001 2624

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03665

IDENTIF. REFERENCE

FEB 13 3 32 PM '90

DAVIDSON COUNTY TN.

No. 292627