THIS INSTRUMENT PREPARED BY: JOHN WM. MARTIN, Attorney at Law, 107 W. Market St., P.O. Box 81, Lebanon, TN 37088-0081

SEND TAX BILLS TO:	NEW OWNER(S):
Mrs. Evelyn G. Menefee	same
Rt. 5, Box 82	
Lebanon, TN 37087	
MORTGAGEE:	C.D. NO.
none	MAP NO. 083-05-104
	PARCEL NO. 104
	GROUP NO.
	PROPERTY

24783

IDENTIFICATION REFERENCE
MAY 8 11 02 AM '90
DAVIDSON COUNTY TN

REG OF DEEDS 0101 03C-EDK 109.00

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 14, 1989, of record in Book 7802, Page 741, Register's Office for Davidson County, Tennessee, Jerry W. Gregg, Betty L. Gregg, and Freeda C. Logan conveyed unto John Wm. Martin, as Trustee, certain property described therein to secure a deed of trust note of even date therewith, which note is fully described in said Deed of Trust; and,

WHEREAS, default having occurred in the payment of said deed of trust note, and in accordance with the terms of said note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of said indebtedness directed the said John Wm. Martin, Trustee, to sell the said property described in the Deed of Trust, and in accordance with the terms thereof, and pursuant to the said direction, and said John Wm. Martin, Trustee, did advertise the said property for sale as provided in the said Deed of Trust and deed of trust note, and the said property was advertised to be sold at 10:00 a.m., on Saturday, May 5, 1990, at the south door of the

Courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead, and dower, and all other exceptions of every kind, all of which are expressly waived in the Deed of Trust; and the said advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on April 12, 1990, April 19, 1990, and April 26, 1990; and

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, Evelyn G. Menefee was the best and highest bidder;

NOW, THEREFORE, the undersigned, **JOHN WM. MARTIN, Trustee**, pursuant to the bid of Evelyn G. Menefee, acknowledges receipt of the sum of Thirty Thousand and 00/100 Dollars ($30,000.00), which was the highest bid, and for and in consideration of said bid has bargained and sold, and by these presents does hereby transfer and convey unto the said **EVELYN G. MENEFEE**, a widow, her heirs and assigns, the following described real property in Davidson County, Tennessee:

> Being Lot No. 24 of Block E on the Plan of Eastwood Addition as of record in Book 332, Page 63, Register's Office of Davidson County, Tennessee. Said Lot No. 24 fronts 50 feet on the northerly side of Eastland Avenue, formerly Jackson Street and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Jerry W. Gregg, Betty L. Gregg, and Freeda C. Logan by deed of Paul T. Menefee and wife, Evelyn G. Menefee, dated March 14, 1989, of record in Book 7802, Page 738, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said **EVELYN G. MENEFEE**, her heirs and assigns, forever; and John Wm. Martin, Trustee, does hereby transfer, assign, and set over unto **EVELYN G. MENEFEE**, all of his right, title, and interest in the said property as Trustee, but no further or otherwise.

IN WITNESS WHEREOF, the said John Wm. Martin, Trustee, has executed this instrument on this the 7th day of May, 1990.

Substitute Trustee

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county, the within-named bargainor, JOHN WM. MARTIN, Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of May, 1990.

Lisa N. Dipson
NOTARY PUBLIC

My Commission Expires: 11/28/92

NOTARY PUBLIC WILSON CO. TENN.

STATE OF TENNESSEE

COUNTY OF Wilson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

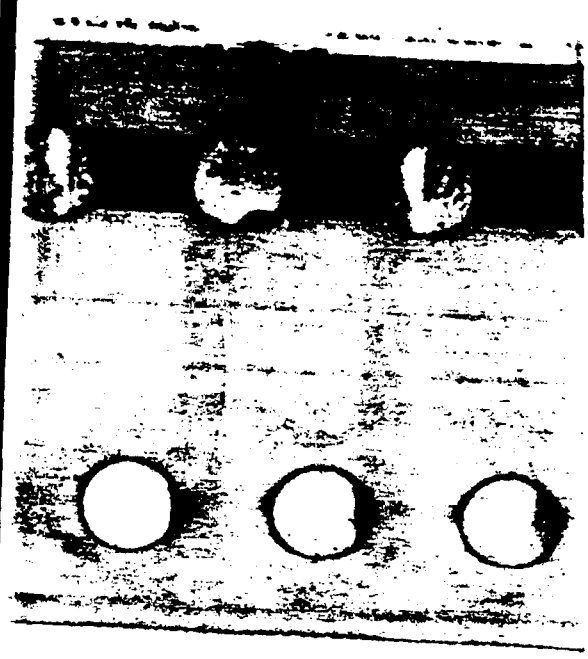
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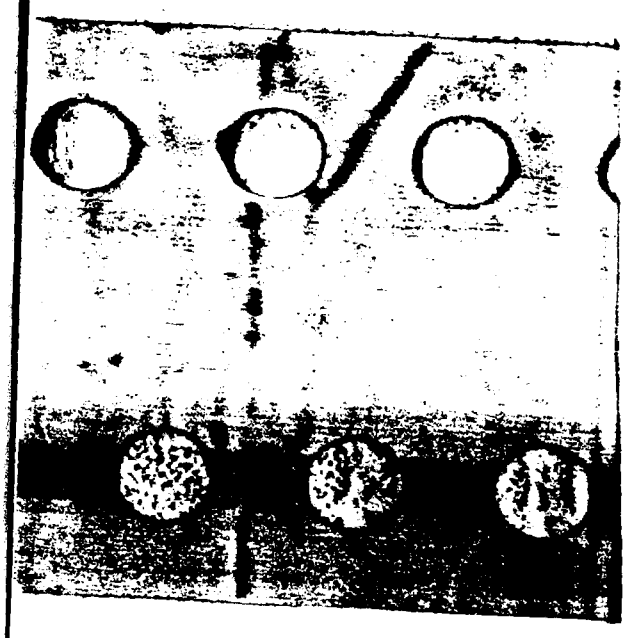
Subscribed and sworn to before me this the 7th day of May, 1990.

Lisa N. Dipson
NOTARY PUBLIC

My Commission Expires: 11/28/92

LISA N. DIPSON NOTARY PUBLIC





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

RECEIVED OF _____

FOR _____

BOOK 8104 PAGE 772

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

MAMT	30000.00
MOR TX	99.00
PRFEE	1.00
TDEED	9.00
TOTAL	109.00
CHECK	109.00

05/08/90 01 11:03 0001 9819

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.4783

IDENTIFI REFERENCE

MAY 8 11 02 AM '90

DAVIDSON COUNTY, TN

No. 31729