221.50

THIS INSTRUMENT PREPARED BY:

Box 20

RICK M. JOHNSON
3221 Nolensville Road
Nashville, TN 37211
(615) 833-5858

[illegible] 03CHECK 221.50

NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
J.C.Howard 4806 4808 Charlotte Ave. Nashville, TN	J.C. Howard P.O. Box 158095 Nashville TN 37215	91-15 257 12W 3605

BOOK 8104 PAGE 912

TRUSTEE'S SALE

WHEREAS, on October 17, 1986, **E. A. Bussell and wife Annette Bussell** executed a Deed of Trust to Rick M. Johnson, and Richard R. Clark Trustees, to secure a promissory note in the original amount of **SIXTY EIGHT THOUSAND SIX HUNDRED EIGHTY SIX & 22/100** $68,686.22, **DOLLARS** same being payable to **J. C. Howard** said note being payable in monthly installments as set out in the Deed of Trust aforesaid which is of record in the Register's Office for Davidson County, Tennessee, in Book 7014, Page 176, and;

WHEREAS default having occurred in the payment of said 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 the said indebtedness directed the said, Rick M. Johnson, Trustee, to sell the said property described in the Deed of Trust and in accordance with the terms thereof, and pursuant to said direction, Rick M. Johnson, Trustee, did advertise the saie property for sale as provided in said Deed of Trust, by giving three (3) consecutive publications, namely April 5, April 12 and April 19, 1990, 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, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust.

PURSUANT to said advertisement, on May 1, 1990, 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 bidder, the real estate hereinafter described for cash in bar of the hereinabove mentioned equitites as provided in said Deed of Trust, at which time J. C. Howard submitted the highest and best bid of SIXTY FIVE THOUSAND & NO/100 ($65,000.00) DOLLARS in the amount of cash.

NOW, THEREFORE, inconsideration of the premises, Rick M. Johnson, Trustee, does hereby sell, transfer and convey to J. C. Howard

to their successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to wit:

Land in Davidson County, Tennessee, being the southerly 68 feet of Lot No. 709, and the southerly 68 feet of the westerly 8 feet of Lot No. 707 of Block No. 89, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 & 75, Register's Office for said County.

Said parts of Lots Nos. 709 and 707 front together 33 feet on the northerly side of Charlotte Avenue and runs back between parallel lines 68 feet to the center of a party wall.

Being the same property conveyed to e. A. Bussell and wife Annette Bussell by deed from J. C. Howard, of record in Book 7014, Page 173; said Register's Office for Davidson County, Tennessee; and further being conveyed to E. A. Bussell and Ricky E. Isbell, a Tennessee Partnership, of record in Book 7478, Page 714, said Register's Office.

This is improved property known as: **4806-4808 Charlotte Ave., Nashville, TN.**

Rick M. Johnson, Trustee, conveys to J. C. Howard _____, all the rights conveyed to him as said Trustee, in said Deed of Trust, including such covenants and warranties as he, as such 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 Deed of Trust hereinabove referred to and not as an individual.

Witness my hand in Nashville, Tennessee, this 1 day of May, 1990.

RICK M. JOHNSON

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 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 1st day of May, 1990.

NOTARY PUBLIC

My Commission Expires: 1-23-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 65,000.00.

AFFIANT

Sworn to and subscribed before me this 1 day of May, 1990.

NOTARY PUBLIC

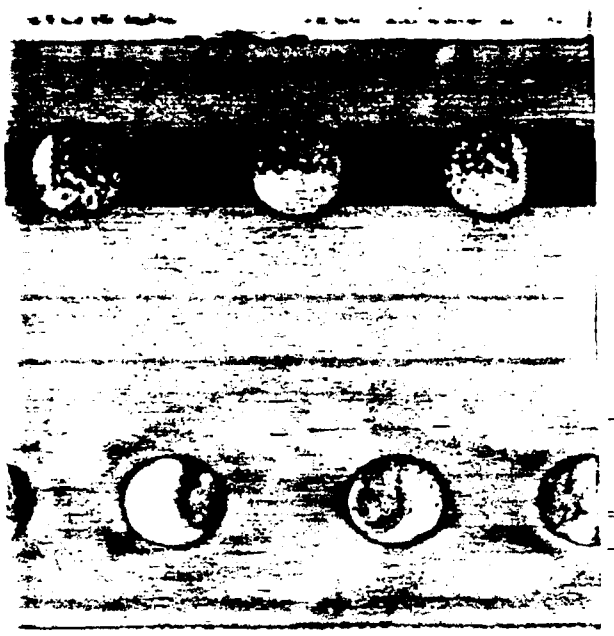
My commission expires: 1-23-93

24829

IDENTIFICATION REFERENCE

MAY 8 2 29 PM '90

DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8104 PAGE 914

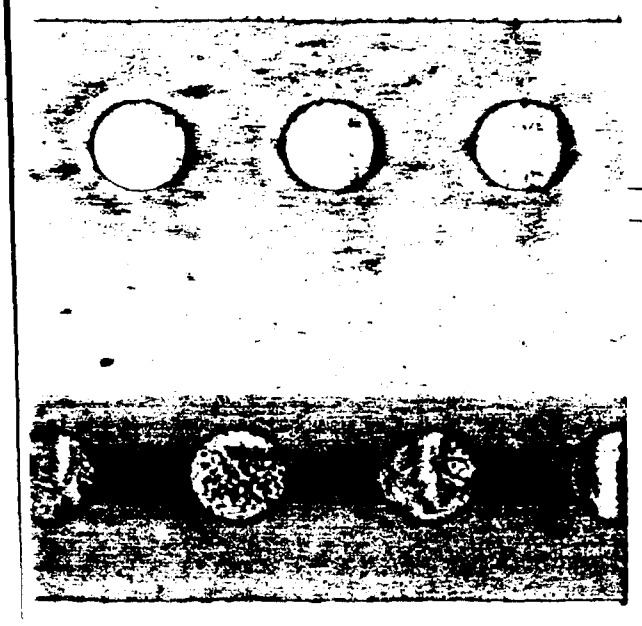
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65000.00
CON TX 214.50
PRFEE 1.00
MISC 6.00
TOTAL 221.50
CHECK 221.50

05/08/90 01 13:21 0001 9874

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



24829

IDENTIFICATION REFERENCE

MAY 8 1 21 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 317347