This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37116-0181

BOOK 8112 PAGE 71

TRUSTEE'S DEED

Address new owner as:
JOHN R. SUTTON
1303 McKinnie Avenue
Nashville, TN 37206

Send tax bills to:
SAME

Map-Parcel

THIS DEED made and entered into by and between Dennis Clifton Wright, Successor Trustee, and John R. Sutton and wife, Roy Dean Sutton ;

WITNESSETH:

WHEREAS P. G. Guy and wife, Joan M. Guy, executed to Trustee, upon the lands hereinafter described, a deed of trust dated June 8, 1989, recorded in Book 7861, Page 379, in the Office of the Register of Davidson County; and whereas the indebtedness thereby secured being overdue and unpaid, and the holder of the said indebtedness having called upon the said Trustee to foreclose the said deed of trust, the said Trustee after due advertisement as required by law and the terms of the deed of trust offered said land for sale at the door of the Court House on the April 27, 1990, when and where John R. Sutton and wife, Roy Dean Sutton, became the last and highest bidder at the price of Thirty Thousand Five Hundred ($30,500.00) Dollars.

NOW, THEREFORE, I, Dennis Clifton Wright, Successor Trustee, in consideration of the premises and of the said sum of Thirty Thousand Five Hundred ($30,500.00) Dollars to me in hand paid, have bargained and sold and by these presents do bargain, sell and convey unto the said John R. Sutton and wife, Roy Dean Sutton, their heirs and assigns, the land sold as aforesaid, the same lying and being in Davidson County, Tennessee, and more particularly described and bounded as follows:

> BEING Lot No. 23 on the Map of John W. Love's Subdivision of Greenwood, as of record in Book 332, page 4, Register's Office for said County.
>
> SAID Lot No. 23 fronts 50 feet on the northerly side of McKennie Avenue and runs back between lines, 169.3 feet on the easterly line and 167.6 feet on the westerly line to an alley, on which it measures 50 feet.

This is improved property known as 1303 McKinnie Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said John R. Sutton and wife, Roy Dean Sutton, their heirs and assigns, in as full and ample a manner as I, Dennis Clifton Wright, Successor Trustee have the power to convey the same.

WITNESS my hand this 27th day of April, 1990.

Dennis Clifton Wright,
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis Clifton Wright, Successor 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 18th day of ~~April~~ May, 1990.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

My commission expires:
1-19-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $30,500.00 .

AFFIANT

Subscribed and sworn to before me, this 18th day of May, 1990.

B. Edwards - Dep. Reg.
~~NOTARY PUBLIC~~

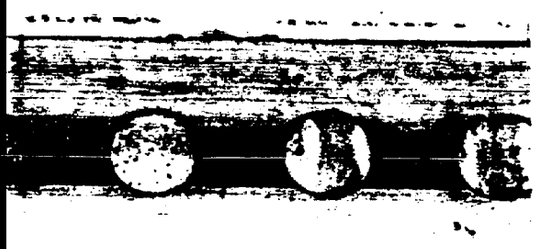
~~My commission expires~~

2741 05/18 0101 03CHECK 107.65

27376

FILED FOR RECORD
May 18 1 13 PM '90

RUSH



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

RECEIVED OF _____

FOR _____

BOOK 8112 PAGE 73

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 30500.00
				CON TX 100.65
				PRFEE 1.00
				MDEED 6.00
				TOTAL 107.65
				CHECK 107.65
05/18/90	01			13:16 0001 2941

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27326

IDENTIFICATION REFERENCE

MAY 18 1 13 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 320376