THIS INSTRUMENT PREPARED BY:

RICK M. JOHNSON
3221 Nolensville Rd., Ste. #1
Nashville, TN 37211
(615) 833-5858

BOOK 8177 PAGE 194

NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Judy Russell 5405 California Ave. Nashville, TN 37209	Judy Russell 212 Cedarview Dr. Antioch, TN 37013	91-2 235 12W-23040

TRUSTEE'S DEED

WHEREAS, on July 21, 1982, **Samuel M. McCord and wife Pamela K. McCord** executed a Deed of Trust to Rick M. Johnson, Trustee, to secure a promissory note in the original amount of **SIXTEEN THOUSAND FOUR HUNDRED AND NO/100** ($16,400.00) **DOLLRS** same being payable to **Judy Russell** 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 5913, Page 925 and;

WHEREAS, default having occured 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 sale property for sale as provided in said Deed of Trust, by giving three (3) consecutive publications, namely July 26, 1990, August 2, 1990 and August 9, 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, al of which are expressly waived in the Deed of Trust.

PURSUANT to said advertisement, on August 16, 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 **Judy Russell** submitted the highest and best bid of **ELEVEN THOUSAND THREE HUNDRED AND NO/100** ($11,300.00) **DOLLARS** in the amount of cash.

NOW, THEREFORE, in consideration of the premises, Rick M. Johnson, Trustee, does hereby sell, transfer and convey to **Judy Russell** her successors and assigns in fee

50348

TENNESSEE REFERENCE

Aug 17 11 31 AM '90

RECEIVED FOR RECORD
DAVIDSON COUNTY, TENN.

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

Land in Davidson County, Tennessee, being Lots Nos. 1310 and 1312 of Block No. 45 on Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for said County.

Said Lots Nos. 1310 and 1312 front 25 feet each on the southerly side of California Avenue and run back between parellel lines, 150 feet to an alley.

Being the same property conveyed to Doris A. Miller by deed from Jarvis G. Miller of record in Book 7962, Page 880, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5405 California Ave., Nashville, TN 37209.**

Rick M. Johnson, Trustee, conveys to Judy Russell, 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 16th day of August, 1990.

RICK M. JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

1024 08/17 0101 03CHECK 44.29

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, or proved to me on the basis of satisfactory evidence, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of August, 1990.

Kristie Scott
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 11,300.00.

AFFIANT

Subscribed and sworn to before me, this the 16th day of August, 1990.

Kristie Scott
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-94

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8177 PAGE 196

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 11300.00
CON TX 37.29
PRFEE 1.00
WDEED 6.00
TOTAL 44.29
CHECK 44.29

08/17/90 01 11:32 0001 1024

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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AUG 17 11 31 AM '90

No. 347447