Bk 41

BOOK 8313 PAGE 41

Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
P. O. Box 1189
Madison, Tennessee 37116-1189

New Owner:	Mortgagee:	Map/Parcel #:
JAMES E. BURNES	New Owner	Map 42-7
610 Due West Avenue		Parcel 64
Madison, TN 37115		

T R U S T E E ' S D E E D

WHEREAS, by Deed of Trust dated May 10, 1989, of record in Book 7840, Page 976, Register's Office for Davidson County, Tennessee, BUFORD PAUL TURPIN, JR., and wife, RENE E. TURPIN, conveyed the property hereinafter described to William D. Castleman, as Trustee, to secure the payment of the indebtedness therein mentioned and described; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and JAMES E. BURNES, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred upon the undersigned Trustee by said Deed of Trust, and to sell the hereinafter described property; and,

WHEREAS, pursuant to the terms and conditions of said Deed of Trust, I, William D. Castleman, Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on February 14, 1991, February 21, 1991, and February 28, 1991, respectively; and,

WHEREAS, pursuant to said notice, I, William D. Castleman, Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on Friday, March 15, 1991, at the front steps of the Courthouse in Nashville, Davidson County, Tennessee; and,

WHEREAS, at said sale, JAMES E. BURNES, was the highest and best bidder, in the amount of One Hundred Ten Thousand ($110,000.00) Dollars.

NOW THEREFORE, in consideration of the premises, I, WILLIAM D. CASTLEMAN, TRUSTEE, have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. BURNES, his heirs or assigns, the following described property in Davidson County, Tennessee, to-wit:

> A certain tract of land located in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 21 on the Plan of Haven Acres, Section II, as of record in Book 2331, Page 139, Register's Office for Davidson County, Tennessee.
>
> Said lot fronts 155 feet on the west side of Diane Drive and runs back between parallel lines 258.5 feet to a dead line.
>
> BEING the same property conveyed to Buford Paul Turpin, Jr., and wife, Rene E. Turpin, by deed from James E. Burnes, Unmarried, of record in Book 7840, Page 973, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said JAMES E. BURNES, his heirs or assigns, forever.

I, WILLIAM D. CASTLEMAN, TRUSTEE, under and pursuant to said Deed of Trust of record in Book 7840, Page 976, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said JAMES E. BURNES, his heirs or assigns, all right, title and interest in and to said land vested in me, and which I have a right to transfer and convey, in as full and ample manner as I, as Trustee, under said Deed of Trust can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand at Nashville, Tennessee, this the 15th day of March, 1991.

WILLIAM D. CASTLEMAN, 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 WILLIAM D. CASTLEMAN, TRUSTEE, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of March, 1991.

Notary Public

My Commission Expires: 11/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, is $ 110,000.00 .

Affiant

SWORN to and subscribed before me, this 15th day of March, 1991.

Notary Public

My Commission Expires: 11/27/93

0U392

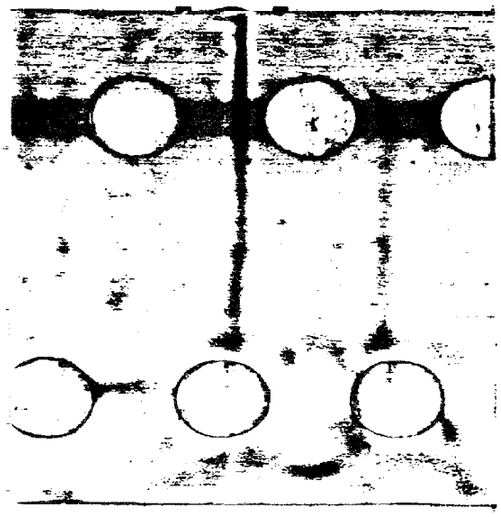
IDENTIF. TRSFERENCE

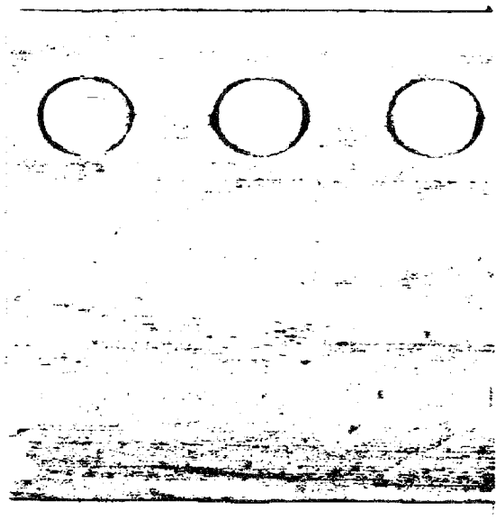
MAR 20 12 45 PM '91

5017 03/20 0101 03CHECK 373.00

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 110000.00
				CON TX 363.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 373.00
				CHECK 373.00
			03/20/91 01	12:35 0001 5017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00392

IDENTIF. REFERENCE

MAR 20 12:35 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY T.R.

No. 405769