FILE BOX 61

BOOK 8346 PAGE 702

ADDRESS OF NEW OWNER

Cecil Miller, Jr.
425 E. Old Hickory Blvd.
Madison, TN. 37115

SEND TAX BILLS TO:

SAME

MAP:PARCEL

82-3-66

05/07 0101 03CHECK 58.13

TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into this 3rd day of May ,1991, by and between Kenneth M. Ballew , TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 7228 , PAGE 308 , at the Register's Office for Davidson County, Tennessee, PARTY OF THE FIRST PART, and Cecil Miller, Jr. the GRANTEE HEREIN, THE PARTY OF THE SECOND PART.

WITNESSETH:

WHEREAS, by DEED OF TRUST dated May 6, 1987 and of record in BOOK 7228 , PAGE 308 ,in the Register's Office for Davidson ,County Tennessee, Howard Talley, unmarried conveyed to Kenneth M. Ballew,TRUSTEE to secure to Cecil Miller, Jr. , the payment of one note in the amount of SIXTEEN THOUSAND FIVE HUNDRED $16,500.00 and

WHEREAS, default was made in the payment of said note and the holder thereof having directed the PARTY OF THE FIRST PART to sell said property, as provided by the said DEED OF TRUST, the PARTY OF THE FIRST PART did, by publication in The Nashville Record advertise the said property to be sold on this date, and pursuant to said publication, on this date, during the legal hours and at the advertised time, the PARTY OF THE FIRST PART offered the said property for sale at the South door of the Court House in Davidson County, Tennessee, after receiving competitive bids, sold said property to Cecil Miller, Jr. , at the price of 14,635.35 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $ 14,635.35 cash in hand paid, the receipt of which is hereby acknowledged, the PARTY OF THE FIRST PART has this day bargained and sold and does hereby sell, transfer and convey unto PARTY OF THE SECOND PART, its/their successors, heirs and assigns, forever, the following described tract or tracts of land to wit:

Land in Davidson County,Tennessee,being No 77 on the Plan of Sharp and Horn's Second Addition, of record in Book 161, Page 53, Registers Office for Davidson County, Tennessee.

Said Lot No 77 fronts 50 feet on the easterly side of Joseph Avenue and runs back between parrallel lines 145 feet to an alley.

Being the same property conveyed to Howard Talley by deed from Cecil Miller, Jr, of record in Book 7228, Page 306, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging, unto Party of the Second Part, its/their successors/heirs and assigns, in fee simple, forever, but subject to any real estate taxes or rights of equity of redemption, and deeds of trust, if any.

AND PARTY OF THE FIRST PART, as Trustee does hereby transfer, assign and set over unto Part of the Second Part all the covenants and warranties contained in the aforesaid deed of trust and does hereby warrant the title as fully as he is authorized to do as trustee but not further or otherwise.

WITNESS MY HAND this the 3 day of May 1991.

Kenneth M. Ballew, Trustee

STATE OF TENNESSEE )
DAVIDSON COUNTY )

Personally appeared before me, the undersigned, a Notary Public in and for said County amd State, the within named Kenneth M. Ballew, Trustee the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3 day of May 1991.

Commission expires 3-25-95

Notary Public

STATE OF TENNESSEE )
County of Davidson )

The actual consideration or value for this transaction, whichever is greater, is $14,635.35.

AFFIANT

Subscribed to & sworn to before me this 3 day of May 1991.

Notary Public: my commission expires: 3-25-95

Prepared By:

Walt, Dyer & James
One Burton Hills Blvd. #130
Nashville, Tennessee 37215

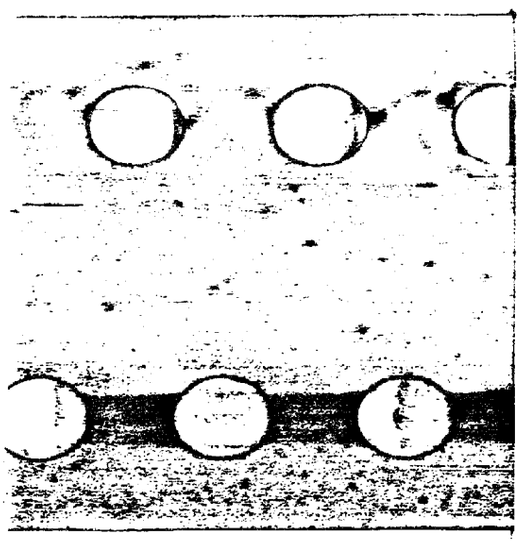
IDENTIF. REFERENCE

12476

MAY 7 10 42 AM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8346 PAGE 705

| | | |
|---|---|---|
| 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 14635.35
CON TX 48.18
PRFEE 1.00
WDEED 9.00
TOTAL 58.18
CHECK 58.18

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/07/91 01 10:43 0001 9910

11 2 4 7 6

IDENTIF. REFERENCE

MAY 7 10 42 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 419547