Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

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TRUSTEE'S DEED

Name and Address of New Owner:

Clarence Sutherland and wife, Susan C. Sutherland
135 Prospect Hill
Nashville, TN 37205

Send Tax Bills To:

SAME

Street Address of Subject Property:

1620 Ordway Avenue
Nashville, TN 37206

Map-Parcel No:

83-10-134

23W-8640

THIS INSTRUMENT made and entered into on this the 17th day of May, 1991, by and between David B. Herbert, Trustee, party of the first part, and Clarence Sutherland and wife, Susan C. Sutherland, party of the second part.

WHEREAS, by a certain Installment Deed dated June 2, 1977 of record in Book 5155, Page 211, Register's Office for Davidson County, Tennessee, Oscar E. Smith and wife, Florence L. Smith, conveyed to David B. Herbert, Trustee for Clarence Sutherland, the hereinafter described real estate, to secure a Note of even date therewith in the original principal amount of Nineteen Thousand and No/100 ($19,000.00) Dollars; and

WHEREAS, default was made in the payment of said Note, and the holder thereof having directed the Trustee to sell said property, as provided by said Installment Deed, the Trustee did advertise the time, place, and terms thereof in **The Nashville Record** having general circulation in Davidson County, Tennessee and published in said county, once a week for three (3) weeks prior to said sale, to wit: Thursday, April 25, 1991; Thursday, May 2, 1991; and Thursday, May 9, 1991; said advertisement, in all

respects complied with the requirements of the power of sale contained in said Installment Deed on the 17th day of May, 1991 at Twelve O'Clock (12:00) Noon, the Trustee offered said property for sale at the Front Door of the Courthouse in Davidson County, Tennessee, and sold said property to Clarence Sutherland and wife, Susan C. Sutherland at the price of Twelve Thousand Nine Hundred Seventy Eight and 11/100 ---------- ($12,978.11) Dollars, this being the highest and best bid.

NOW, THEREFORE, the said David B. Herbert, Trustee, acting under and by virtue of the power of sale contained in said Installment Deed, for and in consideration of the sum of Twelve Thousand Nine Hundred Seventy Eight and 11/100 ---------- ($12,978.11) Dollars, paid for said land by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the said Clarence Sutherland and wife, Susan C. Sutherland, its/their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit:

> Being Lot No. 275 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for said County.
>
> Said Lot No. 275 fronts 50 feet on the southerly side of Ordway Place, formerly Grove Avenue and runs back 135 feet on the westerly line and 135.4 feet on the easterly line, to an alley, measuring 50 feet thereon.
>
> Being the same property conveyed to Oscar E. Smith and wife, Florence L. Smith, by deed from Clarence Sutherland and wife, Susan C. Sutherland, of record in Book 5155, page 211, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1620 Ordway Place, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto Clarence Sutherland and wife, Susan C. Sutherland, its/their successors and

assigns, said property in fee simple forever, and in bar of all right or equity of redemption.

And the party of the first part, as Trustee, does hereby transfer, assign, and setover unto Clarence Sutherland and wife, Susan C. Sutherland, all of the covenants and warranties contained in the aforesaid Installment Deed and does hereby warrant the title as fully as he is authorized to do so as Trustee, but not further or otherwise. This conveyance is specifically made subject to any unpaid real estate taxes.

WITNESS my hand on this 17th day of May, 1991.

David B. Herbert, Trustee

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared David B. Herbert, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 17th day of May, 1991.

NOTARY PUBLIC

My commission expires: 4/1/[illegible]

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $ 12,978.11.

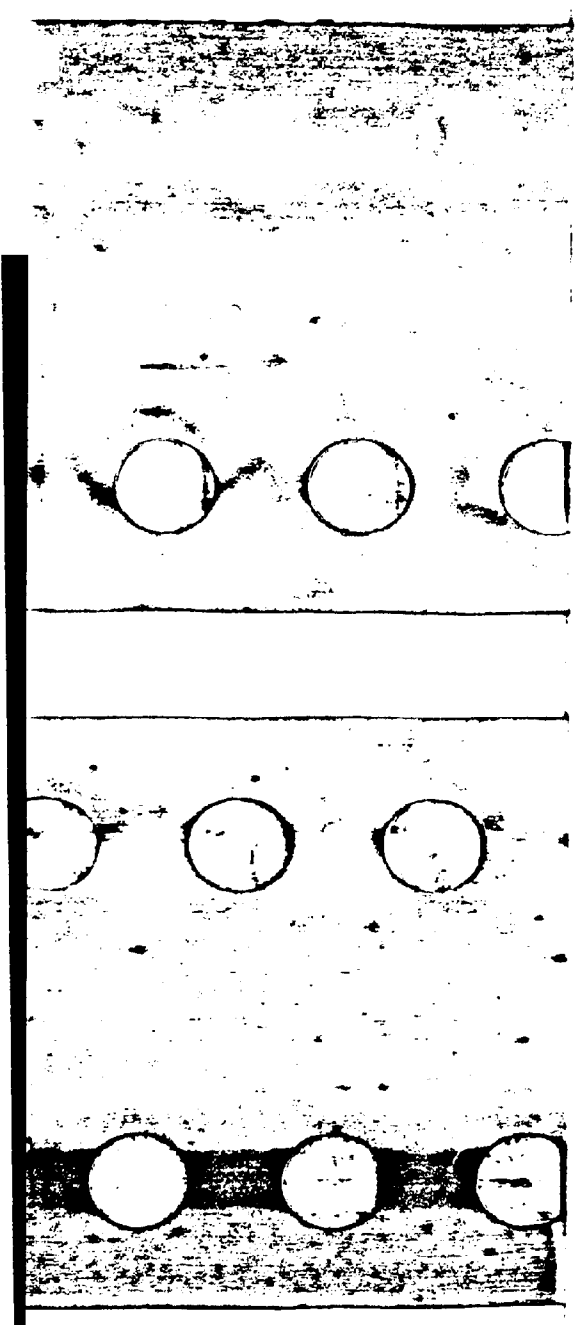
Affiant

Subscribed and sworn to before me, this the 17th day of May, 1991.

NOTARY PUBLIC

My commission expires: 4/1/[illegible]

155.73
IDENTIFICATION REFERENCE
MAY 20 3 01 PM '91
FILED FOR RECORD DAVIDSON CO. TENN.
05/20 0101 CHECK 52.90



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 12978.11
CON TX 42.90
PRFEE 1.00
WDEED 9.00
TOTAL 52.90
CHECK 52.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 26 MAY 91 A1 45503 0001 3611

1557.3.

IDENTIFICATION REFERENCE

MAY 20 3 01 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 423200