83 6 52

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1445
Nashville, Tennessee 37238

Name & address of new owner:
T. J. Neal
3829 Bedford Dr
Nashville, Tn 37215

Send tax bills to:
Same

Map & Parcel No.:

Map 93-10, Parcel 436
437

JUN 10 9 10 AM '91

233023

TRUSTEE'S DEED RE-RECORD BOOK 8379 PAGE 534

WHEREAS, under a Deed of Trust dated July 10, 1990, and recorded in Book 8150, page 72, Register's Office for Davidson County, Tennessee, subject to a Deed of Trust of record in Book 7844, page 593, said Register's Office, also subject to any unpaid property taxes, restrictions, easements, setback lines, and any other encumbrances of record in said Register's Office, to secure the indebtedness described therein, William Z. Bell, unmarried, conveyed to Robert F. Spann, Trustee, the herein described property to secure the therein mentioned indebtedness; and,

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and,

WHEREAS, the lawful owner and holder of said indebtedness having requested Robert F. Spann, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Robert F. Spann, Trustee, did give 20 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of May 23, May 30, and June 6, 1991, stating that on June 13, 1991, at 12:00 noon at the front door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest

bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and,

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Robert F. Spann, Trustee, offered said property to T. J. Neal, for $14,425.04, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, Robert F. Spann, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said T. J. Neal, (hereinafter referred to as Grantee(s)), their successors and assigns, the following described property, to wit:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of the College Campus Lots, not of record, described as follows:

Beginning at a point on the easterly margin of 4th Avenue South as widened, 156 feet south of the southeast intersection of said Avenue and Franklin Street; thence eastwardly, parallel with said Franklin Street, 144 feet more or less to the westerly margin of Almond, formerly Hume Street; thence with the same southwardly 25 feet; thence westwardly 144 feet more less to the westerly margin of said 4th Avenue South; thence with same, northwardly 25 feet to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being Lots Nos. 52 and 53 on the unrecorded plan of Lots laid out by the University of Nashville, called "College Campus Lots", described as follows:

Beginning on the easterly margin of 4th Avenue South 106 feet southwardly from the southerly margin of Franklin Street; thence at right angles, eastwardly 162 feet more or less to the westerly margin of Hume Street; thence with said Street, southwardly 50 feet to the corner of Lots Nos. 51 and 52; thence with the line between said two lots, westwardly 162 feet more or less to the easterly margin of the same northwardly 50 feet to the beginning.

Being the same property conveyed to William Z. Bell by deed from T. J. Neal of record in Book 7844, page 589, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee(s), his/her/their successors and assigns forever, but subject to the above referenced first mortgage and said real estate taxes.

And I do further transfer and assign unto the said Grantee(s) all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 13 day of June, 1991.

ROBERT F. SPANN, Trustee

RE-RECORD

2424.9

IDENTIFICATION REFERENCE

JUN 20 3 17 PM '91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT F. SPANN, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13 day of June, 1991.

WM. BUFORD BATES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: May 23 1994

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 14,425.04

Affiant

SWORN TO and SUBSCRIBED before me this 13 day of June, 1991.

WM. BUFORD BATES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: May 23 1994

9.00 06/20 0101 CASH 57.52 CHECK