This Instrument Prepared By:
THE LAW OFFICE OF RICHARD MANSON
1314 5th Avenue North
Suite 300, Germantown Center
Nashville, Tennessee 37208
(615) 254-1600

Address of New Owner:	Send Tax Bills To:	Map & Parcel No.
Geraldine C. Brown	Same	82-7-463
5121 Woodland Hills Dr.		
Brentwood, TN 37027		

Property Address:
823 North 5th Street
Nashville, TN

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated September 28, 1979 executed by Billy R. Ballard, Jannie O. Council and Joe E. Siebert to Thomas E. Steward, Trustee, which is recorded in Deed of Trust Book 5507, page 819, Register's Office for Davidson County, Tennessee; and

WHEREAS, Ann Williams, Attorney in Fact for Viola R. Collier, the owner and holder of the indebtedness secured by said Deed of Trust of record in Deed of Trust Book 5507 page 822, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Richard Manson, as Substitute Trustee by an instrument of record in Record Book 8386, page 38, Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Richard Manson, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:30 P.M., prevailing time, on July 25, 1991 at the front door of the Davidson County Courthouse, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, I, Richard Manson, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of

Twenty Thousand Five Hundred Ten and 00/100 ($ 20,510.00) by Geraldine C. Brown hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Twenty Thousand Five Hundred Ten Dollars 00/100 ($ 20,510.00) cash in hand paid by the Grantee, I, Richard Manson, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Millers Addition to Edgefield of record in Book,57, Page 113, Register's Office of Davidson County, Tennessee described as follows:
>
> Lot 42 fronts 50 feet on the easterly side of North 5th Street and extends back between parallel line 170 feet to an alley.
>
> Being the same Property conveyed to C. S. & E. Investment Company by deed from Billy R. Ballard and wife, Rose Ballard of record in Book 6257, Page 562, said Register's Office. The said C.S.E. Investment Company is a partnership composed of James Council, Joe Seibert and Theodore Ensley, Jr. each owning a one-third (1/3) interest in said Property.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns forever.

And, I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Substitute Trustee only and, by these terms of the above mentioned Deed of Trust, have a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey.

THIS sale is subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any matters of record; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

This 7th day of August, 1991.

RICHARD MANSON
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Richard Manson, Substitute Trustee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 1991.

Notary Public

My Commission Expires: 3/26/94

STATE OF TENNESSEE

COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $20,510.00.

Geraldine C. Brown
Affiant

Subscribed and sworn to before me on this 7th day of August, 1991.

Ewa Petway
Notary Public

My Commission Expires: 3/26/94

rt\isbro

3205 08/08 0101 03CHECK 88.85

37.91.9

FILED FOR RECORD
Aug 8 2 30 PM '91

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

RECEIVED OF _____

FOR _____

BOOK 8417 PAGE 140

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 20510.00
CON TX 75.85
PRFEE 1.00
WDEED 12.00
TOTAL 88.85
CHECK 88.85

08/08/91 01 14:32 0001 2205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37.919

IDENTIFICATION

Aug 8 2 30 PM '91

No. 448772