BOOK 8471 PAGE 414

THIS INSTRUMENT PREPARED BY:

Ted A. Burkhalter, Attorney
28 White Bridge Road, Suite 100
Nashville, TN 37205

TRUSTEE'S DEED

Address New Owner(s) as Follows:	Send Tax Bill To:	Map/Parcel:
William B. O'Neal P. O. Box 60851 Nashville, TN 37206	same as owner	Map 72-11 Parcel 459

47.00

WHEREAS, by Deed of Trust dated January 15, 1991, and recorded in Book 8349, page 972, Register's Office for Davidson County, Tennessee, Albert Lee Sills, Jr. conveyed to Ted A. Burkhalter, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 16th day of July, 1991, on the steps of the Court House for Davidson County, Tennessee, at Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale as public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, William Bailey O'Neal, the holder, being the highest and best bidder became the purchaser of said property at and for the sum of Ten Thousand and no/100 Dollars ($10,000.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, Ted A. Burkhalter, as Trustee, does hereby grant, bargain, sell and convey to the said William Bailey O'Neal, in fee simple forever, property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to wit:

> LAND in Davidson County, Tennessee, being the southerly 30 feet of Lot No. 19, all of Lot No. 20 and the northern one-half of Lot No. 21, on the plan of Riverside Drive Subdivision, as shown on plat of record in

Book 974, pages 60 and 61, in the Register's Office for Said County, to which plat reference is hereby made for a more complete description.

SAID Lots and parts of Lots adjoin and front together 105 feet on the easterly side of Riverside Drive and run back between parallel lines 163.3 feet, on the northerly line of part of Lot No. 19, and 171.1 feet on the southerly line of part of Lot No. 21, to a dead line in the rear, measuring 105 feet thereon.

BEING the same property conveyed to Albert Lee Sills, Jr. by deed from William Bailey O'Neal and wife, Janice Allen O'Neal, dated January 15, 1991, and of record in Book 8349, page 969, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) a deed of trust of record in Book 8255, page 081, Register's Office for said County, (2) all unpaid taxes and to all other restrictions, easements, and encumbrances of record.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditament thereunto belonging or in any wise appertaining unto, in fee simple forever, to whom the said Ted A. Burkhalter, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under him as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF,Ted A. Burkhalter as Trustee, has caused this instrument to be executed this the 16th day of July, 1991.

Ted A. Burkhalter
Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Ted A. Burkhalter, the within named bargainor, with whom I am personally acquainted, and who acknowledged the he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 16th day of July, 1991.

Freda R. Swafford
Notary Public

My Commission Expires:
05/22/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of the property is $10,000.00.

Ted A Burkhalter
Affiant

Subscribed and sworn to before me this 16th day of July, 1991.

Freda R. Swafford
Notary Public

My Commission Expires:
05/22/93

5.7.089

IDENTIFICATION REFERENCE

Oct 25 2 30 PM '91

6057 10/25 0101 03CHECK 47.00

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

RECEIVED OF _____ BOOK 8471 PAGE 417

FOR _____

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 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 9.00
TOTAL 47.00
CHECK 47.00

10/25/91 01 14:30 0001 6057

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57089

IDENTIFICATION REFERENCE

OCT 25 2 30 PM '91

FELIX Z. WILSON, II
REGISTER

No. 470767