This Instrument Prepared by:
Harold E. Collins, Attorney
Collins, Hedgepath, Lee & Young
4800 Charlotte Avenue
Nashville, Tennessee 37209

BOOK 8533 PAGE 461

TRUSTEE'S DEED

Address New Owner	Send Tax Bills To:	Map & Parcel
H. C. DUKE	SAME	Map 91-7
7435 Lakeview Drive		Parcel 218
Nashville, TN 37209		

WHEREAS, George J. Woodall,

by Installment Deed, dated December 21, 1990, transferred and conveyed unto H. E. Collins, Trustee, the property hereinafter described, said Installment Deed being of record in Book 8264, Page 441, Register's Office for Davidson County, Tennessee.

WHEREAS, the indebtedness secured by said Installment Deed has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the undersigned, as Trustee, to foreclose said Installment Deed; and

WHEREAS: the undersigned Trustee, after due advertisement as required by law and as required by the terms of said Installment Deed, offered said land for sale, pursuant to the terms of said Installment Deed, to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions expressly waived pursuant to the terms of said Installment Deed, and with the oral announcement of an existing Federal Internal Revenue Service lien, encumbering the property of record in Book 8314, Page 705, at 12:00 Noon, January 22, 1992 at the front door of the Davidson County Courthouse at Nashville, Tennessee when and where H. C. Duke

became the last and highest bidder for cash at the price of Forty-Six Thousand Three Hundred Twenty-One and 47/100 Dollars

WHEREAS, This conveyance is subject to a Federal Internal Revenue Service Lien encumbering the property and the said Federal Agency has 120 days from January 22, 1992, date of sale,

to redeem the property under current law.

NOW, THEREFORE, I, H. E. Collins, in my capacity as Trustee, and not otherwise, as aforesaid, in consideration of the premises and of the sum of $46,321.47 to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey into the said H. C. Duke his heirs or successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1116, 1118 and the easterly 10 feet of Lot No. 1120 of Block 170 on the Plan of No. 1 Plan of West Nashville, As of record in Plat Book 57, Pages 74 and 75, Register's Office for said County.

Said Lots Nos. 1116, 1118 and part of Lot No. 1120 front together 60 feet on the southerly side of Kentucky Avenue and run back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to George J. Woodall by deed From H. C. Duke, of record in Book 8264, Page 441, Register's Office for Davidson County, Tennessee.

This description is the same as in the previous deed of record.

This is improved property known as 5209 Kentucky Avenue, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said land and premises to the said H. C. Duke His heirs or successors and assigns, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions expressly waived in said Installment Deed, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, warrants the title to said property to the said H. C. Duke His successors and assigns, against the lawful claims of all persons claiming by, through or under him. Said property is sold, however, subject to any and all unpaid taxes and assessments, interest and penalty, if any; restrictive covenants of record, and subject to any and all prior restrictions, easements, setback lines, liens of any nature, or other prior encumbrances of record.

IN WITNESS WHEREOF, THE UNDERSIGNED, H. E. Collins, in his capacity as Trustee, and not otherwise, has set his signature on this 22nd day of January, 1992.

H. E Collins
H. E. Collins
Trustee, and not otherwise

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, H. E. Collins, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as such Trustee, and not otherwise.

WITNESS my hand and seal, at my office in Nashville, Tennessee, this 22nd day of January, 1992.

Joyce Jaudon
Notary Public

My Commission Expires: 9-25-93.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $46,321.47, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

H. E Collins
AFFIANT

Subscribed and sworn to before me this 22nd day of January, 1992.

Joyce Jaudon
Notary Public

My Commission Expires: 9-25-93

7.8.487.

IDENTIFICATION REFERENCE

JAN 23 8 57 AM '92

FELIX Z. WILLIAMS
DAVIDSON COUNTY, TN

PICK-UP

RECEIVED $23.00 TAX $0.00 CHECK 1811.51

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8533 PAGE 464

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 46321.47
				CON TX 171.31
				PRFEE 1.00
				WDEED 9.00
				TOTAL 181.31
				CHECK 181.31
01/23/92	01			08:58 0001 8991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.4 8.7.

IDENTIFICATION REFERENCE

JAN 23 8 57 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 495375