Book 7

BOOK 8566 PAGE 239

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

M. NORRIS JENKINS

Trustee

Map 29
Parcel 256

TRUSTEE'S DEED

TO: Virginia Young
5860 Eaton's Creek Road
Nashville, TN 37080

WHEREAS, by Deed of Trust executed March 27, 1989, and recorded in Book 7802, page 471, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Robert J. Miller (Mortgagor) to M. Norris Jenkins, Trustee, to secure payment of a Deed of Trust Note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagor, his heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, Virginia Young is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 7802, page 471, Register's Office of said County; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Friday, February 28, 1992, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Virginia Young was the highest and best bidder for cash, said bid being in the amount of $66,922.45;

NOW THEREFORE, I, M. Norris Jenkins, Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to Virginia Young, her successors and assigns forever, that certain land described as follows:

> Property described according to a survey by W. S. Cooper, Surveyor, dated September 7, 1968, as follows:
>
> Beginning at an iron pin in the easterly margin of Clarksville Highway, being U.S. 41-A, said beginning point being 432.25 feet S 19 deg. 38' E as measured along the easterly margin of Clarksville Highway from the SW corner of property owned by Greenville Methodist Church, and being the NW corner of the 20 acre tract conveyed to Hugh S. Williams and wife, Fannie Frantz Williams, in deed of record in Deed Book 1557, page 31, Register's Office for Davidson County, Tennessee, thence N 64 deg. 12' E 88.90 feet to an iron pin; thence S 52 deg. 12' E 187.58 feet to an iron pin; thence S 48 deg. 50' W 190.90 feet to an iron pin in the easterly margin of Clarksville Highway; N 34 deg. 47' W 65.88 feet, N 28 deg. 16' W 115.50 feet, N 19 deg. 38' W 32.0 feet to the point of beginning, containing .64 acre, more or less.
>
> Being the same property conveyed to Robert J. Miller by deed from Virginia Young of record in Book 7802, page 468, Register's Office for Davidson County, Tennessee.
>
> This is improved property at 5864 Clarksville Highway, Joelton, Tennessee.

It is the intention and purpose of M. Norris Jenkins, Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Trustee and not individually. There is no right of redemption in the mortgagor or any other person.

IN WITNESS WHEREOF, I, M. Norris Jenkins, Trustee, have executed this deed of conveyance this 28th day of February, 1992, by subscribing hereto my official signature.

M. NORRIS JENKINS

Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, M. Norris Jenkins, Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 28th day of February, 1992, at Nashville, Tennessee.

My Commission Expires:

7-24-93

NOTARY PUBLIC

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 $66,922.45, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28th day of February, 1992, at Nashville, Tennessee.

My Commission Expires:

7-24-93

NOTARY PUBLIC

89493

IDENTIFI REFERENCE

Mar 4 11 26 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

89 03/04 0101 03CHECK 257.53

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8566 PAGE 242

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 66922.45
				CON TX 247.53
				PRFEE 1.00
				WDEED 9.00
				TOTAL 257.53
				CHECK 257.53
03/04/92	01			11:24 0001 3169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8949.3

IDENTIFICATION REFERENCE

MAR 4 11 24 AM '92

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 507655