Jewell R. Balls

Name and address of new owner:
Jewell R. Balls
4702 Tanglewood Drive
Nashville, TN 37216

Send tax bills:
Same

Prepared by:
David W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 2758
Nashville, TN 37219-2758

Map No. 52-2-227
Parcel No. 11D45035

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 30, 1989, recorded in Book 7966, page 322, Register's Office, Davidson County, Tennessee, James Watson Balls and wife, Rachel A. Balls, conveyed to Joe N. Hopper, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 13, 1992, and recorded in Book 8575, page 117, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; 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 D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 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 March 19, 26, and April 2, 1992, stating that on April 10, 1992, at 12:10 p.m. at the South 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 a prior Deed of Trust of record in Book 7829, page 580, Register's Office, Davidson Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Jewell R. Balls for $70,000.00, 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, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Jewell R. Balls (hereinafter referred to as Grantee), her successors and assigns, the following described property, to wit:

> Land in the Eleventh Civil District of Davidson County, Tennessee, described as follows:
>
> Beginning at a concrete monument at the northeasterly corner of the intersection of Hillcrest Drive and Yowell Avenue, and running thence northwardly 97.2 feet to a point; thence eastwardly 436 feet to a point; thence southwardly 133.2 feet to a point on the northerly margin of Yowell Avenue; thence with the margin of the same, westwardly 408.7 feet to a concrete monument at the beginning of a curve with a radius of 25 feet; thence in a northwesterly direction around said curve, 38.6 feet to the beginning.
>
> Being the same property conveyed to James W. Balls and wife, Rachel A. Balls, by deed from Jewell R. Balls, of record in Book 7829, page 577, Register's Office for said County.
>
> This is improved property located at 253 Hillcrest Drive, Madison, Tennessee 37115.
>
> The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee 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 10th day of April, 1992.

D.W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 10th day of April, 1992.

Camille R. Wilder
Notary Public

My Commission Expires: September 16, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 10th day of April, 1992.

Camille R. Wilder
Notary Public

My Commission Expires: September 16, 1995

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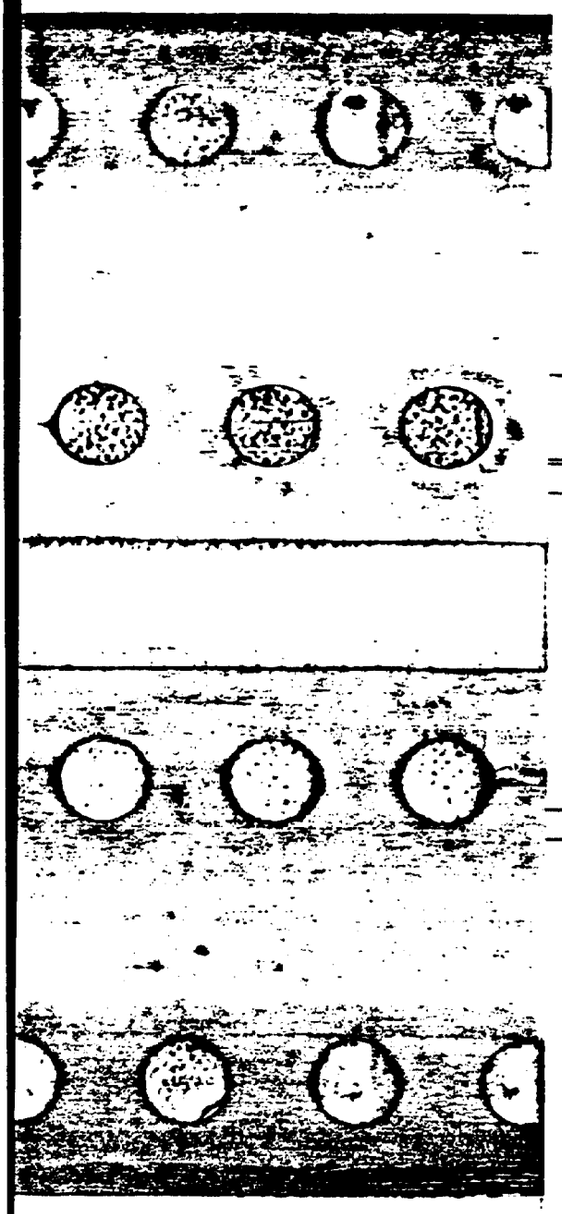
IDENTIFICATION REFERENCE

APR 14 12 33 PM '92

DAVIDSON COUNTY, TN

PICK-UP

0319 04/14 0101 03CHECK 343.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8600 PAGE 940

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 9.00
TOTAL 343.00
CHECK 343.00

04/14/92 01 12:32 0001 0319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0147.2

IDENTIFICATION REFERENCE

APR 14 12 33 PM '92

DAVIDSON COUNTY, TN

No. 521180