STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $87,887.00.

Affiant

Subscribed and sworn to before me this 10 day of September, 1992.

Notary Public

My Commission Expires: 3-26-94

Box 44

This instrument prepared by:
George V. Crawford, Jr.
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
230 Fourth Avenue North, 3rd Floor
Nashville, TN 37219-0757

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| William H. Nunnelly<br>480 Saddle Drive<br>Nashville, TN 37221 | William H. Nunnelly<br>5883 Fredricksburg Dr.<br>Nashville, TN 37215 | 142-02-256<br>9D 66264 |

## TRUSTEE'S DEED

**WHEREAS**, on the 6th day of March, 1985, **BARRY SCOTT ELLIS**, executed a Deed of Trust ("Deed of Trust") to George V. Crawford, Jr., Trustee ("Trustee"), to secure the payment of a promissory note in the original principal sum of Thirty-Two Thousand Seven Hundred and No/100 ($32,700.00) Dollars, payable to the order of William H. Nunnelly ("Nunnelly"), said note being payable as set forth in said Deed of Trust, which is of record in Book 6508, page 352, Register's Office for Davidson County, Tennessee, to which reference is here made; and

**WHEREAS**, Nunnelly is the owner and holder of the indebtedness secured by the Deed of Trust; and

**WHEREAS**, default was made in the payment of the indebtedness; and

**WHEREAS**, the owner and holder of the indebtedness demanded that the property be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure in accordance with the terms and provisions of said Deed of Trust; and

**WHEREAS**, pursuant to instructions of the owner and holder, the Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the The Nashville Record on August 20, 1992, August 27, 1992 and September 3, 1992; and

**WHEREAS**, the Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at 10:00 o'clock A.M. on Thursday, September 10, 1992, at the front (south) door of the Courthouse in Nashville, Davidson County, Tennessee, and **WILLIAM H. NUNNELLY** ("Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Twenty-One Thousand and No/100 ($21,000.00) Dollars, subject to an indebtedness secured by a certain Deed of Trust encumbering such property owing to AmSouth Mortgage Company, Inc. an outstanding principal balance of $66,887.22.

**NOW, THEREFORE, GEORGE V. CRAWFORD, JR., TRUSTEE**, a resident of Davidson County, Tennessee, in his capacity as Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, **WILLIAM H. NUNNELLY**, and his successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, being Lot No. 304 on the Plan of Walnut Hill Manor, Section One, of record in Book 4460, page 108, Register's Office for said County.

Said Lot No. 304 fronts 50.0 feet on the westerly margin of a cul de sac at the terminus of Saddle Drive and extends back 225.0 feet on the northerly line and 310.6 feet on the southwesterly line to a broken line in the rear, measuring 224.95 feet.

Being the same property conveyed to Barry Scott Ellis, unmarried, by deed from William H. Nunnelly, unmarried, of record in Book 6508, page 349, Register's Office for Davidson County, Tennessee.

The street address of the above-described property is 480 Saddle Drive, Nashville, Tennessee 37221.

This conveyance is made subject to:

(1) Any and all liens against said property for unpaid property taxes;

(2) Deed of Trust executed by William H. Nunnelly and wife, Harriet M. Nunnelly to P. E. Davis, Trustee, of record in Book 5207, page 362, Register's Office for said County, dated October 6, 1977, to secure to Collateral Investment Company, an indebtedness in the original principal amount of $85,000.00, and any other sums which may be due and become payable under the terms thereof. Said Deed of Trust was assigned to AmSouth Mortgage Company, Inc., by assignment of record in Book 7112, page 362, Register's Office for said county.

(3) Restrictive covenants contained in instrument of record in Book 4643, page 946; Book 5057, page 885; Book 5440, page 138 and Book 5526, page 322, Register's Office for said county.

(4) Matters shown on the Plan of Record in Book 4460, page 108, Register's Office for said county.

**TO HAVE AND TO HOLD** the aforesaid real estate in bar of all rights and equities of redemption, homestead, spouse's elective share of any estate, and other rights or exemptions of every kind as provided in said Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same.

The undersigned, as Trustee, and not otherwise, warrants the title to said property to the Grantee, and his successors and assigns, against the lawful claims of all persons claiming by, through or under him as Trustee, but not otherwise.

**IN WITNESS WHEREOF**, this instrument has been executed on this 4th day of October, 1992.

George V. Crawford, Jr., Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE V. CRAWFORD, JR., TRUSTEE,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of September 1992.

Lee Ann Hollingsworth
Notary Public

My Commission Expires: 3-26-94

44898.

IDENTIFICATION REFERENCE

SEP 10 3 07 PM '92

[illegible]
DAVIDSON COUNTY, TN

5647 09/10 0101 03CHECK 338.23

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8727 PAGE 283

| | | |
|---|---|---|
| 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 | 87887.00 |
| | | | CON TX | 325.23 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 338.23 |
| | | | CHECK | 338.23 |
| 09/10/92 | 01 | 15:07 | 0001 | 5647 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44898.

IDENTIFICATION REFERENCE

SEP 10 3 07 PM '92

DAVIDSON COUNTY, TN

No. 569312