File Box 40

BOOK 8728 PAGE 12

NEW OWNERS: Sent Tax Bill to:
Gilbert K. Shelton, et ux
1971 Park City Road
Glassgow, KY 42141

MAP-PARCEL NUMBERS:
Map 60-2
Parcel 278

THIS INSTRUMENT PREPARED BY:
Dewey Pedigo, Jr., Attorney
301 Stahlman Building
Nashville, Tennessee. 37201

TRUSTEE'S DEED

WHEREAS, under an Installment Deed dated April 19, 1989, and recorded in Book 7821, page 69, Register's Office, Davidson County, Tennessee, A. TYRONE PERRY AND HARRY FELDER, JR. conveyed to Dewey Pedigo, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions and payments made as provided for in said Installment Deed, 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 Dewey Pedigo, Jr., Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Dewey Pedigo, Jr., Trustee, did give twenty days notice of the time, place and terms of the sale by 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 August 20, 27, and September 3, 1992 stating that on September 11, 1992, at 12:00 Noon at the front or 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 equity of redemption, the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Installment Deed, but subject to any and all unpaid real estate taxes; restrictive covenants, easements, setback lines; and any and all other prior liens or encumbrances against said real property, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Dewey Pedigo, Jr., Trustee, offered said property for sale at public outcry and sold said property to Gilbert K. Shelton and wife, Alma J. Shelton for $43,000.00, 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, the receipt of which is hereby acknowledged, and Gilbert K. Shelton and wife, Alma J. Shelton being owner and holder of the said indebtedness secured by said Installment Deed, and the beneficiary of said sale, and its indebtedness, together with expense of said sale amounting to more than said bid, accordingly he was not required to pay any cash to the said Trustee. I, Dewey Pedigo, Jr., Trustee do hereby bargain and sell, and by these presents transfer and convey unto the said Gilbert K. Shelton and wife, Alma J. Shelton (hereinafter referred to as Grantees) their heirs and assigns, the following described property in the State of Tennessee, Davidson County, to-wit:

> Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of Bransford Realty Company's Subdivision of the Frank Brown Place, as of record in Book 547, page 126, Register's Office for said County, described according to a survey by Barge, Waggoner & Sumner, Engineers, December 20,

1965, revised December 29, 1965, March 16, 1966 and March 21, 1966, as follows:

BEGINNING at an iron pin in the intersection of the existing Northerly right-of-way line of Ewing Drive (a 50 foot right-of-way) and the Easterly right-of-way line of Brick Church Pike (a 60 foot right-of-way); thence with the Easterly right-of-way line of Brick Church Pike, North 1° 13' West 155.00 feet to an iron pin; thence South 89° 47' East 140.00 feet to an iron pin; thence South 1° 13' East 155.00 feet to an iron pin in the existing Northerly right-of-way line of Ewing Drive; thence with the existing Northerly right-of-way line of Ewing Drive, North 89° 47' West 140 feet to the POINT OF BEGINNING: containing 0.50 acres, more or less.

Being the same property conveyed to A. Tyron Perry and Harry Felder, Jr. by Installment Deed from Gilbert K. Shelton and wife, Alma J. Shelton of record in Book 7821, page 69, Register's Office for said County.

This is unimproved property located at 395 Ewing Drive, Nashville, Tennessee. 37207.

TO HAVE AND TO HOLD said property with the appurtencances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns, forever, but subject to Davidson County real estate taxes, restrictive covenants, easements and setback line and any and all prior liens or encumbrances against said real property.

And I do further transfer and assign unto the said Grantees all of the rights and benefits of the covenants and warranties in said Installment Deed 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 11th day of September, 1992.

Dewey Pedigo, Jr., Trustee
TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

5898 09/11 0101 03CHECK 172.10

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dewey Pedigo, Jr., Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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 11th day of September, 1992.

Johnnie A Anderson Parker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/23/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this tranfer is $ 43,000.00

Dewey Pedigo, Jr.
Affiant

Subscribed and sworn to before me, this 11th day of September, 1992.

Johnnie A Anderson Parker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/23/94

THE NASHVILLE RECORD BOOK 8728 PAGE 14

198 STAHLMAN BLDG., NASHVILLE, TENN. 37201
Nashville's Oldest Legal and Statistical Newspaper . . . Since 1936

Dewey Pedigo, Jr.
301 Stahlman Bldg.
Nashville TN 37201

Re: Penny, 395 Ewing Drive
AD NO. 5008 AMOUNT $234.96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Betty Davis, being duly sworn, make oath that I am Bookkeeper, of the NASHVILLE RECORD, a weekly newspaper published in Nashville, Davidson County, Tenn.

I make further oath that the attached publication appeared in the same on the following dates:

August 20, 27, September 3, 1992

THE NASHVILLE RECORD

Betty Davis

Subscribed and sworn to before me,

this 3rd day of September, 1992

Notary Public

My Commission Expires: 1-27-96

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

45114

TENNESSEE REFERENCE

Sep 11 1 23 PM '92

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

PROOF OF PUBLICATION
COPY OF ADV.

TRUSTEE'S SALE

Default having been made in the terms, conditions, provisions and payments made and provided for in an Installment Deed dated April 19, 1989, executed by A. TYRONE PERRY AND HARRY FELDER, JR. to Dewey Pedigo, Jr., Trustee, and recorded in Book 7821, page 69, Register's Office for Davidson County, Tennessee, to secure the indebtedness therein described, and the entire indebtedness having been declared due and payable as provided for in said Installment Deed, and said payment not having been made, and the lawful owner and holder of said indebtedness having requested the undersigned, Dewey Pedigo, Jr., as Trustee to sell the security to pay the unpaid indebtedness. Notice is hereby given that I, Dewey Pedigo, Jr., Trustee, under the power and authority vested in me by said Installment Deed, and having been requested to do so by the lawful owner and holder of said debt, will on

SEPTEMBER 11, 1992,

at 12:00 noon at the front or South door of the Davidson County Courthouse in Nashville, Tennessee, sell at public outcry to the highest and best bidder for cash, free from the equity of redemption, the statutory right of redemption, homestead and dower, and all other exemptions and rights of every kind, all of which are expressly waived in said Installment Deed, the following described tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of Bransford Realty Company's Subdivision of the Frank Brown Place, as of record in Book 547, page 126, Register's Office for said County, described according to a survey by Barge, Waggoner & Sumner, Engineers, December 20, 1965, revised December 29, 1965, March 16, 1966 and March 21, 1966, as follows:

BEGINNING at an iron pin in the intersection on the existing Northerly right-of-way line of Ewing Drive (a 50 foot right-of-way) and the Easterly right-of-way line of Brick Church Pike (a 60 foot right-of-way); thence with the Easterly right-of-way line of Brick Church Pike, North 1 deg. 13 min. West 155.00 feet to an iron pin; thence South 89 deg. 47 min. East 140.00 feet to an iron pin; thence South 1 deg. 13 min. East 155.00 feet to an iron pin in the existing Northerly right-of-way line of Ewing Drive; thence with the existing Northerly right-of-way lien of Ewing Drive, North 89 deg. 47 min. West 140 feet to the POINT OF BEGINNING: containing 0.50 acres, more or less.

Being the same property conveyed to A. Tyrone Perry and Harry Felder, Jr. by Installment Deed from Gilbert K. Shelton and wife, Alma J. Shelton of record in Book 7821, page 69, Register's Office for said County.

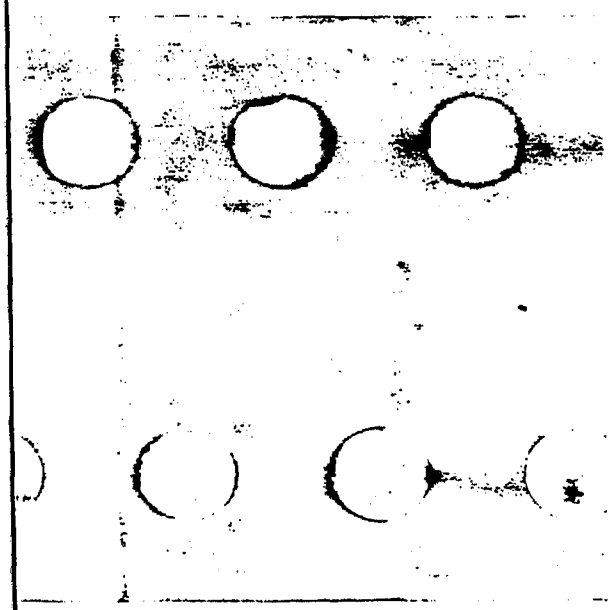
This is unimproved property located as 395 Ewing Drive, Nashville, Tennessee. 37209

This sale is subject to any and all real estate taxes; restrictive covenants, easements, setback lines; any and all redemptive rights, and any and all other prior liens or encumbrances against said real property. The Trustee may adjourn or postpone the aforementioned sale of real property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time and place fixed by the preceding postponement or subsequently noticed sale, and without further notice make such sale at the time fixed by the last postponement, or may, in his discretion, give a new notice of sale.

DEWEY PEDIGO, JR., TRUSTEE
301 Stahlman Building
Nashville, Tennessee. 37201

Insertion Dates: August 20, 27, September 3, 1992.

AD. NO. 5008



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8728 PAGE 15

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 43000.00
CON TX 159.10
PRFEE 1.00
WDEED 12.00
TOTAL 172.10
CHECK 172.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/11/92 01 12:21 0001 5898

4 5 1 1 4.

IDENTIFICATION REFERENCE

SEP 11 12 21 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 569553