72-14
159

This Instrument was Prepared by:
KEVIN J. JONES, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

BOOK 8756 PAGE 323

ADDRESS NEW OWNER:

Ernie Midgett
Lance Hornbuckle
William Farmer
3005 Old Hydes Ferry Road
Nashville, Tennessee 37218

SEND TAX BILLS:

Same

54649

REFERENCE

OCT 14 3 15 AM '92

DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,600.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of October, 1992.

NOTARY PUBLIC

My Commission Expires: 1-22-95

TRUSTEE'S DEED

WHEREAS, on the 25th day of November, 1987, Jack Johnson executed a Deed of Trust to Kevin Jones and/or M.S. Vaughn, as Trustee, to secure a promissory note of even date in the amount of $6,685.96, payable to the order of Credithrift of America, Inc. as fully set out in Book 7427, Page 957, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and American General Finance, Inc., successor by merger to Credithrift of America, Inc., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Kevin Jones, Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on September 10, 17 and 24, 1992, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Kevin Jones, as Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Wednesday, October 7, 1992, at 12:00 Noon at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Ernie Midgett, for himself and as agent for Lance Hornbuckle and William Farmer, was the highest and best bidder, the amount of his bid being in the sum of Three Thousand Six Hundred and no/100 ($3,600.00) dollars; and

NOW, THEREFORE, I, Kevin Jones, Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Three Thousand Six Hundred and no/100 ($3,600.00) dollars, cash in hand paid, the receipt of which is acknowledged, do by these presents sell and transfer and convey unto Ernie Midgett, Lance Hornbuckle and William Farmer, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 20 on the Map of G.A. Pickup's Addition to Nashville, of record in Book 974, Page 43, Register's Office for said County.
>
> SAID Lot No. 20 fronts 50 feet on the easterly side of North 16th Street and extends back 113.4 feet on the northerly line and 138.1 feet on the southerly line to the L. & N. Railroad right-of-way, measuring 56.3 feet thereon.
>
> BEING the same property conveyed to Jack Johnson and wife, Lorene Johnson by deed from Joe H. Whitworth and wife, Betty B. Whitworth, as of record in Book 4252, Page 34, Register's Office for Davidson County, Tennessee.
>
> SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.
>
> The said Lorene Johnson having since died.
>
> The said Jack Johnson and Jack Jonson being one and the same person.

This is improved property also known as 2416 16th Street, North, Nashville, Tennessee 37206.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, specifically and including the year 1991 and 1992, and any other prior mortgages and valid liens of record, including but not limited to those of record in Book 5314, Page 645, and Book 5978, Page 151, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Ernie Midgett, Lance Hornbuckle, and William Farmer, their heirs and assigns, forever.

I, Kevin Jones, Trustee, under the said Deed of Trust of record in Book 7427, Page 957, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Ernie Midgett, Lance Hornbuckle and William Farmer, their heirs and assigns, all the rights, title, and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Kevin Jones, Trustee, has hereto set his hand, this the 8th day of October, 1992.

Kevin Jones Trustee

KEVIN JONES, TRUSTEE
A RESIDENT OF NASHVILLE,
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

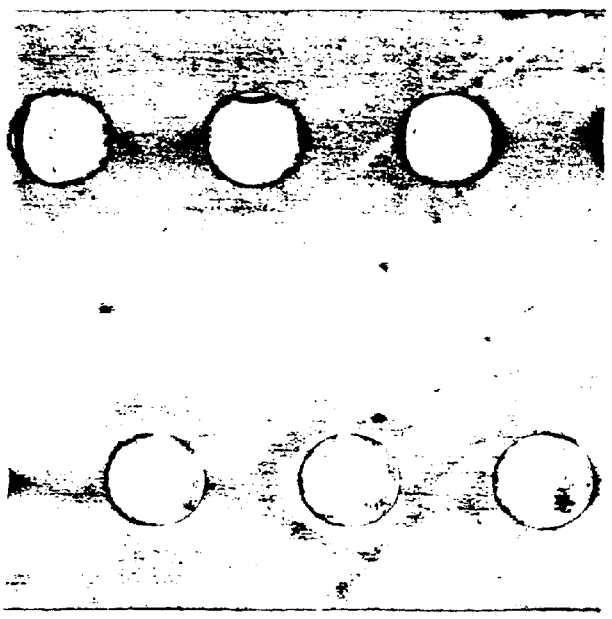
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 8th day of October, 1992.

Carolyn M. Bell
NOTARY PUBLIC

My Commission Expires:

1-22-95

0459 10/14 0101 03CHECK 26.32



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8756 PAGE 326

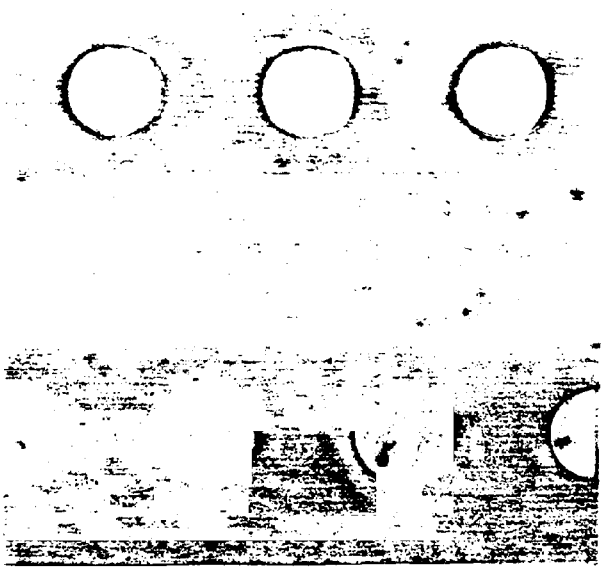
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	3600.00
			CON TX	13.32
			PRFEE	1.00
			WDEED	12.00
			TOTAL	26.32
			CHECK	26.32

10/14/92 01 09:17 0001 0459



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 6 4 9

IDENTIFICATION REFERENCE

OCT 14 9 16 AM '92

DAVIDSON COUNTY, TN

No. 579957