BOOK 8769 PAGE 696

Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
101 Cumberland Avenue, Suite 100
Madison, Tennessee 37116

New Owner:	Send Tax Bill To:	Map/Parcel No.
Mallie Miller 804 Old Gallatin Road Portland, TN 37148	Same	3DZ 1796 36-9-95

MAIL ENV.

5897.4

OCT 29 10 39 AM '92

IDENTIFICATION REFERENCE

DAVIDSON COUNTY, TENN.

T R U S T E E ' S D E E D

WHEREAS, by Deed of Trust dated July 7, 1989, of record in Book 7894, Page 786, Register's Office for Davidson County, Tennessee, **THOMAS W. MOLTENI and JAMES M. POWERS, JR., d/b/a POWERS-MOLTENI INTERESTS,** conveyed the property hereinafter described to William D. Castleman, Trustee, to secure the payment of the indebtedness therein mentioned and described; 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 **MALLIE MILLER**, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred upon the undersigned Trustee by said Deed of Trust, and to sell the hereinafter described property; and

WHEREAS, pursuant to the terms and conditions of said Deed of Trust, I, William D. Castleman, Trustee, gave notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on September 17, 1992, September 24, 1992 and October 1, 1992, respectively; and,

WHEREAS, pursuant to said notice, I, William D. Castleman, Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on Tuesday, October 13, 1992,

at the front steps of the Courthouse in Nashville, Davidson County, Tennessee; and,

WHEREAS, at said sale, **MALLIE MILLER**, was the highest and best bidder, in the amount of ONE HUNDRED FIFTY HOUSAND AND NO/100 ($150,000.00) DOLLARS.

NOW THEREFORE, in consideration of the premises, I, **WILLIAM D. CASTLEMAN, TRUSTEE**, have bargained and sold, and by these presents do transfer and convey unto the said **MALLIE MILLER**, her heirs or assigns, the following described property in Davidson County, Tennessee, to-wit:

> A tract of land located within the First Civil District of Davidson County, Tennessee, and described according to a survey of R. L. Montoya-Land Surveying dated 5-17-88 as follows:
>
> BEGINNING at an existing concrete monument located in the southerly right-of-way margin of Lakeland Drive, said monument being common to the northeast corner of Lot 27 on the Plan of Martinwood Heights Subdivision of record in Plat Book 2133, page 63, Register's Office for Davidson County, Tennessee, and the northwest corner of this tract; thence, with said southerly margin of Lakeland Drive, South 85 degrees 09' 31" East, 232.71 feet to an iron pin; the beginning of a return to the right; thence, with said return, 38.40 feet to an iron pin in the westerly right-of-way margin of Donelson Pike; said return has a delta of 89 degrees 20' 10", a radius of 24.63 feet and a tangent of 24.35 feet; thence, with said westerly margin, South 04 degrees 17' 00" West, 135.75 feet to an iron pin; the northeast corner of the A. W. Gordon Property of record in Deed Book 2018, page 179 for said County, and the southeast corner of this tract; thence, leaving said westerly right-of-way along Gordon's north line North 85 degrees 11' 00" West, 257.33 feet to an existing concrete monument marking the southeast corner of said Lot 27 and the southwest corner of this tract; thence, with the east line of said Lot 27, North 04 degrees 22' 05" East, 160.20 feet to the point of beginning, containing 41,063 square feet more or less.
>
> Being the same property conveyed to James Miller and wife, Mallie Miller by deed from Lesli Boyd Jones and wife, Robbie R. Jones of record in Book 2489, page 287, Register's Office for Davidson County, Tennessee and by deed from Leslie Boyd Jones, et ux of record in Book 2488, page 249, said Register's Office. The said James Miller having since died.
>
> PROPERTY ADDRESS; 414 Donelson Pike
> Nashville, Tennessee 37214

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said **MALLIE MILLER**, her heirs or assigns, forever.

I, WILLIAM D. CASTLEMAN, TRUSTEE, under and pursuant to said Deed of Trust of record in Book 7894, Page 786, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said **MALLIE MILLER**, her heirs or assigns, all rights, title and interest in and to said land vested in me, and which I have a right to transfer and convey, in as full and ample manner as I, as Trustee, under said Deed of Trust can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand at Madison, Tennessee, this the 13th day of October, 1992.

WILLIAM D. CASTLEMAN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM D. CASTLEMAN, 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 foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 13th day of October, 1992.

Notary Public

My Commission Expires: 11-25-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

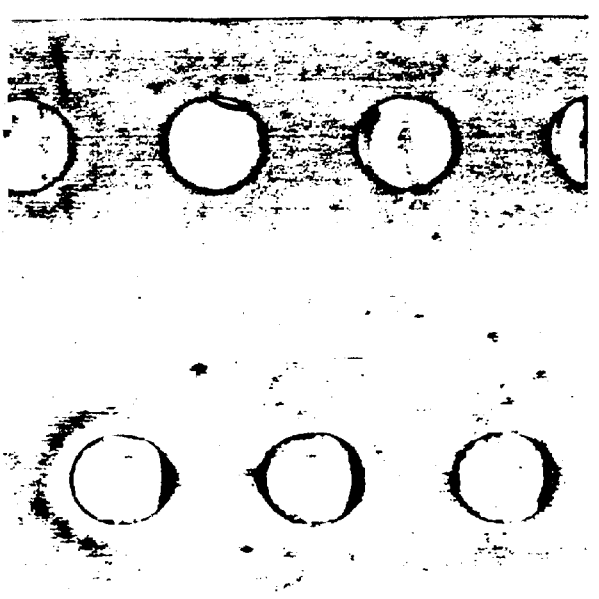
The actual consideration for this transfer, is $150,000.00.

Affiant

SWORN to and subscribed before me, this 13th day of October, 1992.

Notary Public

My Commission Expires: 11-25-95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8769 PAGE 699

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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 12.00
TOTAL 568.00
CHECK 568.00

10/29/92 01 10:3[illegible] 0001 5328

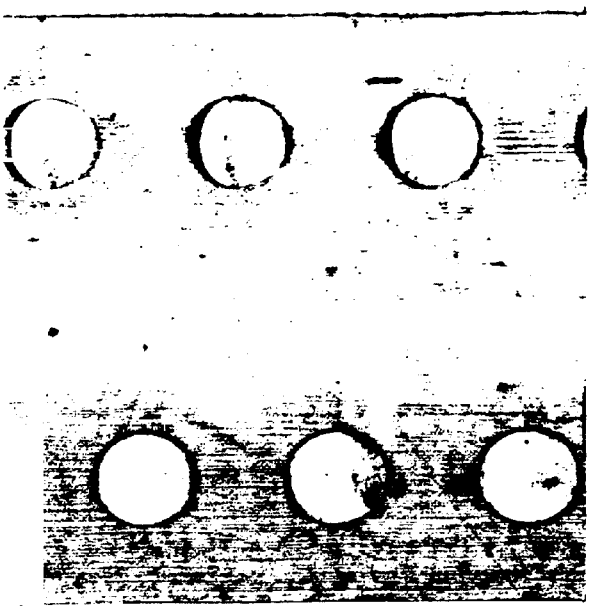
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5897.4

IDENTIFICATION REFERENCE

OCT 29 10 39 AM '92

[illegible] Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



No. 584758