2C

THIS INSTRUMENT PREPARED BY:
RICK M. JOHNSON
3221 Nolensville Rd., Ste. #1
Nashville, TN 37211
(615) 833-5858

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NEW OWNER
Earnest M Cunningham and wife, Margie Cunningham
2140 Utopia Avenue
Nashville, TN 37211

SEND TAX BILLS TO
S, A, M, E.

MAP/PARCEL
Map 105-16-138
105-16-139
Parcel 6DA-23000+23018

TRUSTEE'S DEED 9309 11/20 0101 03CHECK 478.90

WHEREAS, on July 21, 1989, **George Hinkle Jr. and wife, Janet Hinkle and Jacob Hinkle** executed an Installment Deed to Rick M. Johnson, Trustee, to secure a promissory note in the original amount of ONE HUNDRED THIRTY THOUSAND AND NO/100($130,000.00) DOLLARS same being payable to **Earnest M. Cunnignham and wife, Margie Cunningham** said note being payable in monthly installments as set out in the Deed of Trust aforesaid which is of record in the Register's Office for Davidson County, Tennessee, in Book 7907, Page 690 and;

WHEREAS, default having occurred in the payment of said note, and in accordance with the terms of said Note and Installment Deed, the holder thereof declared the entire indebtedness due and owing, and;

WHEREAS, the owner and holder of the said indebtedness directed the said, Rick M. Johnson, Trustee, to sell the said property described in Installment Deed and in accordance with the terms thereof, and pursuant to said direction, Rick M. Johnson, Trustee, did advertise the sale property for sale as provided in said Installment Deed , by giving three (3) consecutive publications, namely October 22,1992, October 29, 1992 and November 5, 1992, in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale to be for cash and in bar of the equities of redemption dower and homestead, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust.

PURSUANT to said advertisement, on November 17, 1992 at 10:00 a.m. at the Main Door of the Courthouse in Davidson County, Tennessee, he as said Trustee, offered for sale at public outcry to the highest bidder, the real estate hereinafter described for cash in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time **Earnest M. Cunningham and wife, Margie Cunningham** submitted the highest and best bid of ONE HUNDRED TWENTY SEVEN THOUSAND AND NO/100 ($127,000.00) DOLLARS in the amount of cash.

NOW THEREFORE, in consideration of the premises, **Rick M. Johnson**, Trustee, does hereby sell, transfer and convey to **Earnest M. Cunningham and wife, Margie**

Cunningham_____ their successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to wit:

Land in Davidson County, Tennessee, being Lots 38,39, and 40 on the Plan of Corine Place of record in Book 332, page 1, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 50 feet each on the East side of Utopia Street or Avenue and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to George Hinkle, Jr. and wife, Janet Hinkle and Jacob Hinkle, unmarried by deed from Ernest M. Cunningham and wife, Margie Cunningham of record in Book 7907, Page 690, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2140 Utopia Ave., Nashville, TN 37211**

Deed subject to the Right of Redemption by the Internal Revenue Service by reason of TWO (2) Federal Tax liens of record in Book 7658, page 822, and Book 8711, page 61, Register's Office for Davidson County, Tennessee, timely notice of this being given to the Internal Revenue Service concurrent herewith pursuant to 26 USC Sub Sec 7425 (B).

Rick M. Johnson, Trustee, conveys to **Earnest M. Cunningham and wife, Margie Cunningham** all the rights conveyed to him as said Trustee, in said Deed of Trust, including such covenants and warranties as he, as such Trustee, may lawfully make, all his actions in the premises being solely as trustee and not otherwise, under the power vested in him under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand in Nashville, Tennessee, this 17th day of November, 1992.

Rick M Johnson

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 Rick M Johnson, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he, as Trustee, exeeuted the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of Nov, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-23-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 127,000.00.

Rick M Johnson
AFFIANT

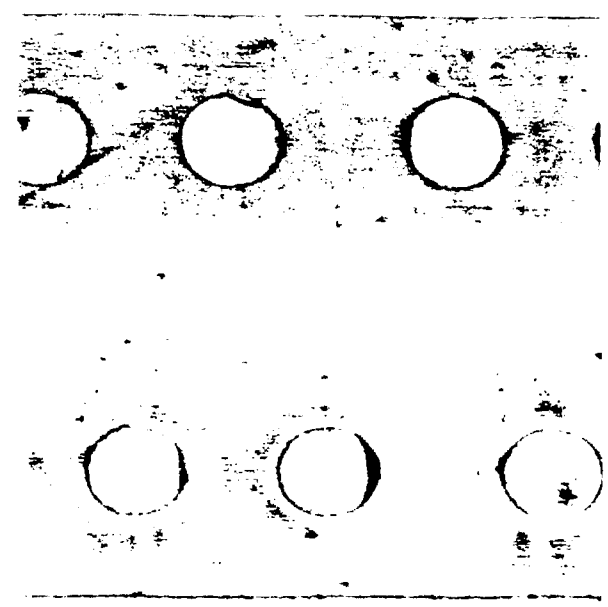
Subscribed and sworn to before me, this the 17th day of Nov 1992.

NOTARY PUBLIC

NOV 20 9 35 AM '92
MARY L. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

6.6.5 6.8.



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 127000.00
CON TX 469.90
PRFEE 1.00
WDEED 8.00
TOTAL 478.90
CHECK 478.90

11/20/92 01 09:33 0001 9309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6656.8.

IDENTIFI REFERENCE

NOV 20 9 35 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 593053