Sex 17

BOOK 8836 PAGE 299

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

M. NORRIS JENKINS

Trustee

Map 83-5
Parcel 2

Send Tax Bills To:

TO: Dwayne W. Bailey
2731 NE 14th Street, No. 214
Pompano Beach, FL 33062

TRUSTEE'S DEED

WHEREAS, by Deed of Trust executed October 6, 1992, and recorded in Book 8751, page 552, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Dave Gober (Mortgagor) to M. Norris Jenkins, Trustee, to secure payment of a Deed of Trust Note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagor, his heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, Dwayne W. Bailey and wife, Edith Bailey are the owners and holders of said note and Deed of Trust by virtue of the instrument recorded in Book 8751, page 552, Register's Office of said County; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Friday, January 8, 1993, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Dwayne W. Bailey and wife, Edith Bailey was the highest and best bidder for cash, said bid being in the amount of $26,409.30

NOW THEREFORE, I, M. Norris Jenkins, Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to Dwayne W. Bailey and wife, Edith Bailey, their successors and assigns forever, that certain land described as follows:

> Land in Davidson County, Tennessee, being the East 50 feet of the South 208 feet of a 100-foot lot out of Lot No. 6 conveyed to J. B. Robinson, Trustee, by deed of record in Book 714, page 305, Register's Office for said County, and being part of Lot No. 6 of the division of the lands of John Hobson, deceased, of record in Minute Book "L", page 363, Circuit Court for said County and described as follows:
>
> Beginning at a point in the North margin of Seymour Avenue 623 feet East of the East margin of McFerrin Avenue; thence northerly 208 feet to a point; thence easterly 50 feet to a point; thence southerly 208 feet to the North margin of Seymour Avenue; thence with the margin of the same westerly 50 feet to the beginning.
>
> Being the same property conveyed to Dave Gober by deed from Dwayne W. Bailey of record in Book 8751, page 549, Register's Office for Davidson County, Tennessee.
>
> This is improved property at 1005 Seymour Avenue, Nashville, TN.

It is the intention and purpose of M. Norris Jenkins, Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Trustee and not individually. There is no right of redemption in the mortgagor or any other person.

IN WITNESS WHEREOF, I, M. Norris Jenkins, Trustee, have executed this deed of conveyance this 8th day of January, 1993, by subscribing hereto my official signature.

M. NORRIS JENKINS

Trustee

8 1 0 3 7

IDENTIFICATION REFERENCE

JAN 8 12 15 PM '93

DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Sworn to and subscribed before me this 8th day of January, 1993, at Nashville, Tennessee.

My Commission Expires:

3.26.96

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 26,409.35, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

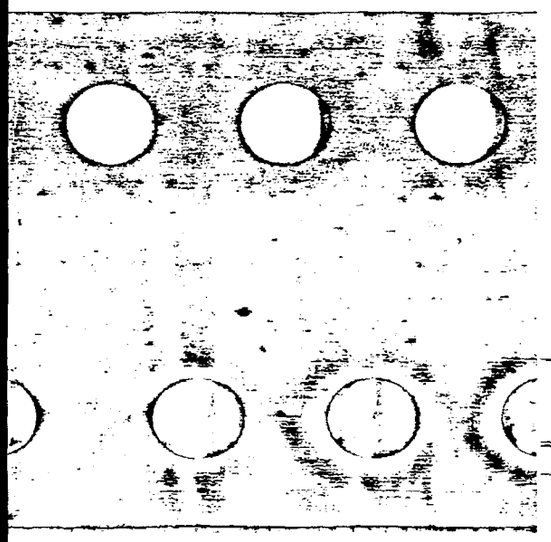
Sworn to and subscribed before me this 8th day of January, 1993, at Nashville, Tennessee.

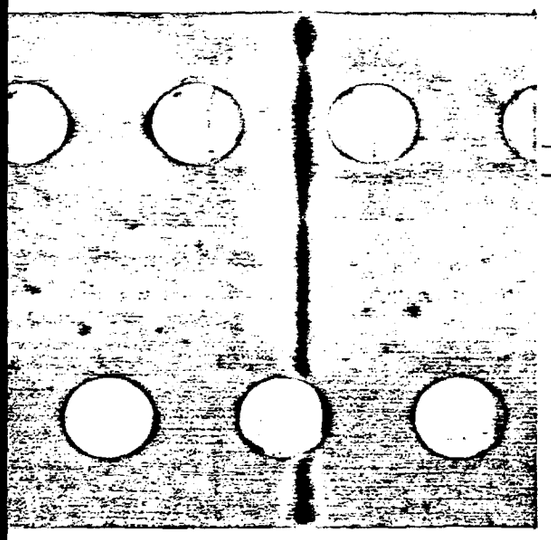
My Commission Expires:

3-26-96

NOTARY PUBLIC

4096 01/08 0101 03CHECK 110-68





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8836 PAGE 302

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MC - 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	26409.30
CON TX	97.68
PRFEE	1.00
WDEED	12.00
TOTAL	110.68
CHECK	110.68

01/08/93 01 12:14 0001 4096

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 0 3 7

IDENTIFICATION REFERENCE

JAN 8 12 15 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 608891