BOOK 10453 PG 753

Address New Owner:
Jaybird
Nannie D. Driver
4212 Kings Lane
Nashville, TN 37218

This instrument prepared by:
Jimmy A. Duncan
Attorney at Law
4904 Charlotte Ave.
Nashville, TN 37209

Map & Parcel
81-11-516
2023230

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or Value, whichever is greater for this transfer is $18,000.00

Jimmy A. Duncan
Affiant

Subscribed and sworn to before me this 14th day of May, 1997.

Jimmy A. Duncan
Notary Public

My commission expires: Nov 21, 1999

0304771
IDENTIFICATION REFERENCE

97 MAY 14 AM 10:51
LIA & ... REGISTER
DAVIDSON COUNTY, TN

PICK-UP

TRUSTEE'S DEED

WHEREAS, by Installment Deed of record in Book 9411, Page 768, Register's Office for Davidson County, Tennessee, Nannie D. Driver, conveyed to Thomas McKissack et ux Jessie McKissack, certain property described in said Installment Deed given to secure the payment of a not in the principal sum of $18,000.00 payable to Nannie D. Driver, unmarried.

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Installment Deed, and Nannie D. Driver, 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 by said Installment Deed, and to sell the hereinafter described property.

WHEREAS, I, Jimmy A. Duncan, Trustee, did give 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 to the issues of said newspaper on March 20, March 27, and April 3, 1997, respectively.

WHEREAS, pursuant to said notice I, Jimmy A. Duncan, Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right and equity of redemption and homestead, on April 10, 1997, at 12:00 p.m., at the Main door of the County Courthouse in Davidson County, Tennessee, and

WHEREAS, at the said sale, Nannie D. Driver, was the highest and best bidder, the amount of the bid in the sum of Eighteen Thousand and no/100 ($18,000.00) Dollars.

WHEREAS, said bidder has tendered the amount of Eighteen Thousand and no/100 ($18,000.00) Dollars to the Trustee, and has applied the said bid to the Mortgage Balance held by the bidder.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES: I Jimmy A. Duncan, Trustee, hereby transfer, assign and convey unto the said Nannie D. Driver, her heirs and assigns, all of the right, title and interests in and to the real property described below that is vested in me, and which I have a right to transfer, in as full and ample a manner as I, as Trustee under said Installment Deed, can or should do but no further otherwise, to wit:

> Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 204 on the Plan of D. T. McGavock and Others addition as of record in Book 21, Page 41, said Register's Office.
>
> Said Part of Lot No. 204 fronts 50 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Thomas McKissack and wife, Jesse McKissack, of record in Book 9411, Page 768, Register's Office for Davidson County, Tennessee.
>
> This property bears the street address of 1610 14th Avenue, North, Nashville, TN 37208

The legal description contained herein is the same as in the previous deed.

This conveyance is subject to any prior liens and restrictions restrictive covenants, easements and setback lines, if any recorded in said Register's Office applicable to said property, and subject to all paid taxes.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to Nannie D. Driver, her heirs and assign, forever.

IN WITNESS WHEREOF, Jimmy A. Duncan, Trustee, has hereunto set his hand this 14th day of May, 1997.

Jimmy A. Duncan
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lee A. Cohen a Notary Public in and for said County and State, the within named Jimmy A. Duncan, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

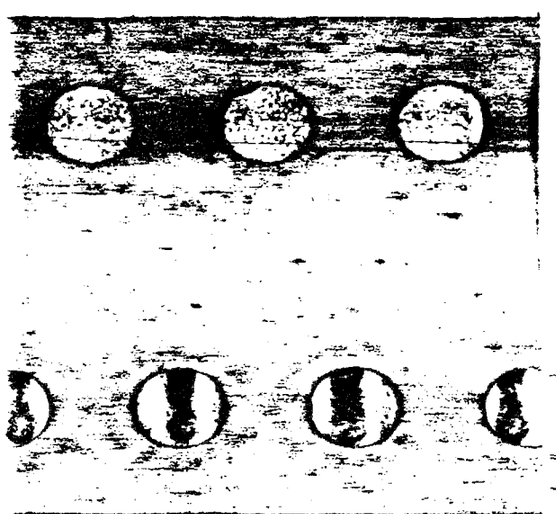
Witness my hand and official seal at Nashville, Tennessee, this the 14th day of May, 1997.

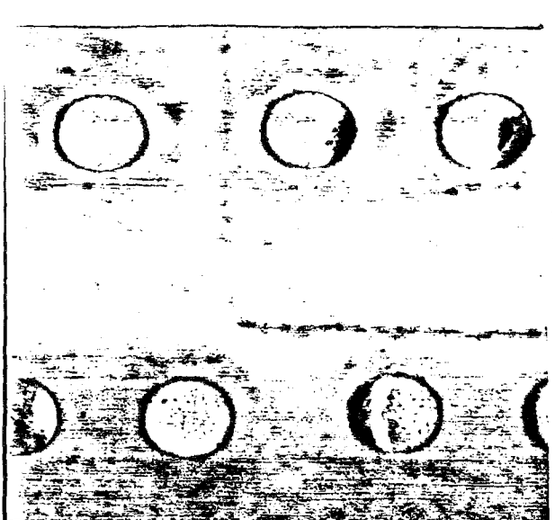
Lee A. Cohen
Notary Public

LEE A. COHEN NOTARY PUBLIC STATE OF ILLINOIS

My commission expires: June 27, 1999.

0881 05/14/97 10:01 CHECK 75.60





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

RECEIVED OF _____

FOR _____

BOOK 10453 PG 755

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 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 8.00
TOTAL 75.60
CHECK 75.60

05/14/97 01 10:55 0001 0001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0304771
IDENTIF. # REFERENCE

97 MAY 14 AM 10:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1150908