BOOK 10534 PG 988

Tax Bills and
Address New Owner:

Joe Hunt
873 Beech Bend Drive
Nashville, TN 37221

Map 92-9
Par. P/O 165

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or Value, whichever is greater for this transfer is $39,500.00

Joe S Hunt Jr
Affiant

Subscribed and sworn to before me this 17th day of July, 1997.

Jimmy A. Duncan
Notary Public

My commission expires:

JIMMY A. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

PICK-UP
97 JUL 18 PM 2:10
REGISTER
DAVIDSON COUNTY, TN.

0327897
IDENTIF. ↑ REFERENCE

TRUSTEE'S DEED

WHEREAS, by Deed of Trust of record in Book 10003, Page 86, Register's Office for Davidson County, Tennessee, John W. Brown, Jr., conveyed to Jimmy A. Duncan, Trustee, certain property described in said Deed of Trust given to secure the payment of a note in the principal sum of $40,000.00 payable to John D. Cole and wife, Janice Cole.

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 John D. Cole and wife, Janice Cole, the lawful owners and holders of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Trustee to exercise the poser of sale conferred by said Deed of Trust, 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 June 12, 1997, June 19 1997, and June 26, 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 July 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, Joe Hunt, was the highest and best bidder, the amount of the bid in the sum of Thirty Nine Thousand Five Hundred and no/100 ($39,500.00) Dollars.

WHEREAS, said bidder has tendered the amount of Thirty Nine Thousand Five Hundred and no/100 ($39,500.00) Dollars to the Trustee, and has applied the said bid to the Mortgage Balance held by John D. Cole and wife, Janice Cole.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES: I Jimmy A. Duncan, Trustee, hereby transfer, assign and convey unto the said Joe Hunt, his, 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 Deed of Trust, can or should do but no further otherwise, to wit:

> Land in Nashville, Davidson County, Tennessee, being Northerly of Charlotte Avenue (80' R.O.W.) Westerly of 38th Avenue North (50' R.O.W.) and being all of Lot One and the Northerly portion of Lot 2 on the Plan of W. H. Wiles Subdivision as evidenced in Book 161, Page 56, R.O.D.C., TN., and being more particularly described as follows:
>
> BEGINNING at an iron pin in the Northerly margin of Charlotte Avenue said point being the Southeasterly most corner of the Lydia Kornman tract as evidenced in Book 3675, Page 41, R.O.D.C., TN., said point also being 412.50' more or less Westerly along said margin of Charlotte Avenue from the centerline of 38th Avenue North, thence;
>
> 1) Leaving said Northerly margin of Charlotte Avenue and with the Easterly line of Kornman, N 07 deg. 43' 50" E a distance of 171.00' to an iron pin in the Southerly line of Skyline Manufacturing Company as evidence in Book 2198, Page 11, R.O.D.C., Tn., thence;
>
> 2) With said Southerly line S 89 deg. 43' 34" E a distance of 105.00' to an iron pin, thence;
>
> 3) With the Westerly line of a tract conveyed to Skyline Manufacturing Company as evidenced in Book 3505, Page 599, R.O.D.C., Tn., S 07 deg. 43' 50" W a distance of 35.39' to a point, thence;
>
> 4) Leaving said line and severing the lands of John D. Cole and Jerry Lovett as evidenced in Book 5099, Page 849, R.O.D.C., Tn., N 89 deg. 43' 34" W a distance of 50.00' to a point, thence;
>
> 5) Continuing, S. 07 deg. 43' 50" W a distance of 135.61' to an iron pin in the Northerly margin of Charlotte Avenue, thence;
>
> 6) With the Northerly margin of Charlotte Avenue, N. 89 deg. 43' 34" W a distance of 55.00' to the Point of beginning and containing 11,080 square feet more or less.
>
> This property bears the street address of 3804 Charlotte Avenue, Nashville, TN 37209.

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 Joe Hunt, his heirs and assign, forever.

IN WITNESS WHEREOF, Jimmy A. Duncan, Trustee, has hereunto set his hand this 17th day of July, 1997.

Jimmy A. Duncan
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John B Duncan 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 17th day of July, 1997.

John Duncan
Notary Public

My commission expires: 5-23-98.

6272 07/18 0101 03CHECK 159.15

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10534 PG 991

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 39500.00	
			CON TX 146.15	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 159.15	
			CHECK 159.15	
07/18/97	01		14:10 0001 6272	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0327897
IDENTIF. # REFERENCE

97 JUL 18 PM 2:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1175977