Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

BOOK 10559 PG 742

NEW OWNER:	SEND TAX BILLS TO:	Map/Parcel:
WALTER STEP BEARD	New Owner	Map 72-12
1400 McKennie Avenue		Parcel 190
Nashville, TN 37206		

97 JUL 31 PM 2:19
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03324.52

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 13, 1996, of record in Book **10087**, Page **112**, Register's Office for Davidson County, Tennessee, **EDDIE W. CLARK, and wife, TONI M. CLARK**, conveyed the property hereinafter described to **WILLIAM D. CASTLEMAN, TRUSTEE**, to secure the payment of the indebtedness therein mentioned and described; and,

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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 **WALTER STEP BEARD**, 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**, 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 of the issues of said newspaper on June 19, 1997, June 26, 1997, and July 3, 1997, 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, July 22, 1997,** at the front steps of the Courthouse in Nashville, Davidson County, Tennessee; and,

WHEREAS, at said sale, **WALTER STEP BEARD** was the highest and best bidder, in the amount of **FORTY FIVE THOUSAND ($45,000.00) 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 **WALTER STEP BEARD**, his heirs or assigns, the following described property in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 319 on the Plan of Burchwood Gardens, Section 3, of record in Book 2900, Page 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Eddie W. Clark, and wife, Toni M. Clark, by deed of record in Book 10087, Page 108, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 1923 Pinehurst Drive
Nashville, TN 37216

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said **WALTER STEP BEARD** his heirs or assigns, forever.

I, **WILLIAM D. CASTLEMAN, TRUSTEE,** under and pursuant to said Deed of Trust of record in Book 10087, Page 111, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said **WALTER STEP BEARD** his 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 Goodlettsville, Tennessee, this the 22nd day of July, 1997.

William D. Castleman

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 Successor Trustee, for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 22nd day of July, 1997.

Kathy J. Byers
Notary Public

KATHY J. BYERS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-22-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, is **$ 45,000.00**.

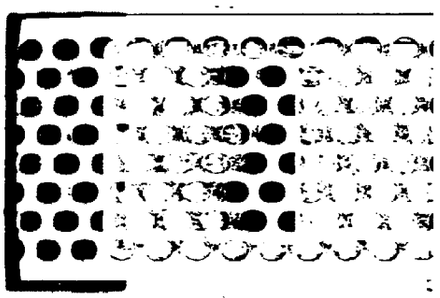
William D. Castleman
Affiant

SWORN to and subscribed before me,
this 22nd day of July, 1997.

Kathy J. Byers
Notary Public

KATHY J. BYERS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-22-97



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

RECEIVED OF _____

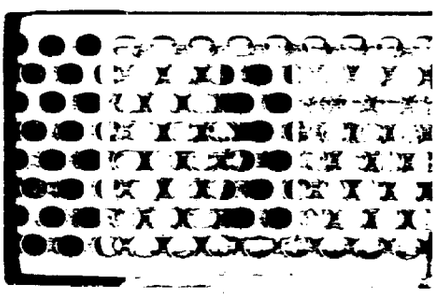
FOR _____

BOOK 10550 PG 745

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 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 179.50
				CHECK 179.50
			07/31/97 01	14:26 0001 1348

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03324452
IDENTIF. ← REFERENCE

97 JUL 31 PM 2:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1180983