0421187

IDENTIF. ↑ REFERENCE

BOOK 10871 PG 183

TRUSTEE'S DEED

98 APR -3 AM 11:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

State of Tennessee }
County of Davidson)

This instrument prepared by:

Robert F. Spann, Attorney
15th Floor, First American Center
Nashville, TN 37238-1545

The actual consideration of value, whichever is greater, for this transfer is **$31,560.00**

Carl K McWhirter
Affiant

Sworn to and subscribed before me this 3rd day of April, 1998.

Kim DeSoto
~~NOTARY PUBLIC~~ Deputy Register

~~My Commission expires~~ _____.

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Carl McWhirter	Same	Map 81-11
2210 Crocker Springs Road		Parcels 307, 308, and 309
Goodlettsville, TN 37072		

WHEREAS, on the 21st day of March, 1997, **Terrell Barbee** executed an Installment Deed to **Robert F. Spann, Trustee**, to secure a promissory note of even date to **Horton A. Jones, Jr.**, in the amount of $30,500.00, as fully set out in said Installment Deed of record in Book 10383, page 94, Register's Office for Davidson County, Tennessee; and

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 Horton A. Jones, Jr., the lawful owner and holder of said indebtedness having declared all 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; and

WHEREAS, I. Robert F. Spann, Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on March 5, 12, and 19, 1998, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Robert F. Spann, Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on March 27th, 1998, at 11:00 AM at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at the sale, **Carl McWhirter** was the highest and best bidder, the amount of his bid being in the sum of Thirty-one thousand five hundred sixty and no/100 dollars ($31,560.00); and

NOW THEREFORE, I Robert F. Spann, Trustee, and pursuant to the power and authority contained in said Installment Deed and in consideration of Thirty-one thousand five hundred and sixty and no/100 dollars ($31,560.00), credited and applied as payment on the note secured by the aforementioned Installment Deed, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto **Carl McWhirter**, hereinafter known as the Grantee, his successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Tracts I & II

Land in Davidson County, Tennessee, being Lot No. 4 and the easterly 37 feet of Lot No. 5 on the Plan of O. H. Menees Subdivision of Lot No. 8 in Thomas Woodard's Subdivision, as of record in Book 161, page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 and part of Lot No. 5 front together 77 feet on the northerly side of Buchanan Street or Hydes Ferry Pike, and extend back between parallel lines with the westerly margin of 15th Avenue, North, 143.5 feet to an alley.

Tract III
Land in Davidson County, Tennessee, being Lot No. 6 and the westerly 3 feet of Lot No. 5 on the Plan of Menees Subdivision of Lot No. 8 in Thomas Woodard's Subdivision, of record in Book 161, page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 and part of Lot No. 5 front together 30 feet on the northerly side of Buchanan Street and run back with the easterly margin of and alley 143.5 feet to an alley in the rear, and shows 34 feet on the last mentioned alley.

Tracts I, II, and II, being the same property conveyed to Terrell Barbee by Installment Deed from Horton A. Jones and Lena B. Jones, of record in Book 10388, page 94, Register's Office for Davidson County, Tennessee.

This is improved property known as 1500, 1502 and 1504 Buchanan Street, Nashville, Tennessee, 37208.

This conveyance is made subject to unpaid property taxes for 1997 and Vegetation liens to Metro of record in Book 10732, pages 508, 510, and 512, Register's Office foe Davidson County, Tennessee

This conveyance is made subject to all restrictions of record, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate title, and interest thereto belonging to the said Grantee, his successors and assigns, forever.

I, Robert F. Spann, Trustee, under the said Installment Deed of record in Book 10383, page 94, Register's Office for Davidson County, Tennessee, do hereby transfer unto the said Grantee, his successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I, as Trustee, under said Installment Deed, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert F. Spann, Trustee, has hereunto set his hand, this the 31st day of March, 1998.

ROBERT F. SPANN, TRUSTEE, A RESIDENT OF
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

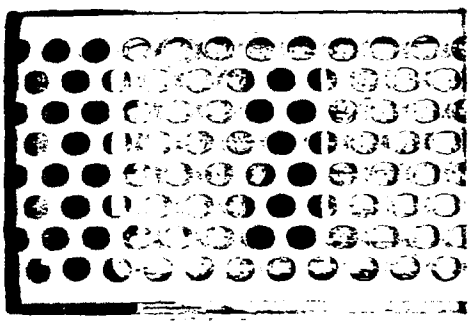
Personally appeared before me, the undersigned, a Notary Public of said County and State Robert F. Spann, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as Trustee, for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 1998.

NOTARY PUBLIC

My Commission Expires: 1/26/2002

5390 04/03 0101 01CASH 125.75



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

RECEIVED OF _____

FOR _____

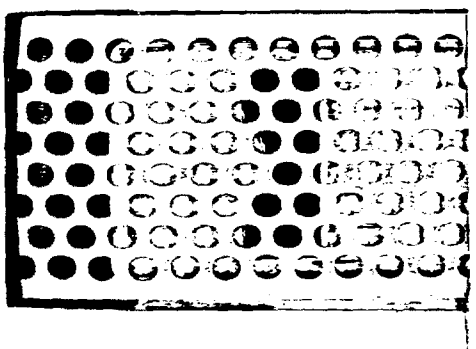
BOOK 10871 PG 185

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 31560.00
CON TX 116.77
PRFEE 1.00
WDEED 8.00
TOTAL 125.77
CASH 125.77
04/03/98 01 11:33 0001 5390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04211187
IDENTIF. ↑ REFERENCE

98 APR -3 AM 11:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275640