MAIL TO: Melvin B. Butler
P. O. Box 60190
Nashville, TN 372(

TRUSTEE'S DEED

FROM: MELVIN B. BUTLER, TRUSTEE TO: MARY W. JOHNSON

BOOK 11499 PG. 673

STATE OF TENNESSEE, COUNTY OF DAVIDSON. The actual consideration or value, whichever is greater for this transfer is $ 31,424.81. Affiant Melvin B. Butler. Sworn to and subscribed before me this the 27th day of May 1999.

Charlotte Bailey
NOTARY PUBLIC

NOTARY PUBLIC CHARLOTTE BAILEY LAGE STATE OF TENNESSEE

My Commission Expires: 7/24/99

THIS INSTRUMENT WAS PREPARED BY: Melvin B. Butler, Attorney At Law,
Name
P. O. Box 60190, Nashville, TN 37206
Address City, State & Zip Code

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary W. Johnson (NAME)	SAME (NAME)	Map 53-14
101 Barry Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 55, 56 & 57
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

This instrument entered into this 27th day of May, 19 99, by and between Melvin B. Butler, Trustee, Party of the First Part, and Mary W. Johnson, Party of the Second Part:

WHEREAS, by Deed of Trust dated 3rd day of August, 19 89, recorded in Book 7907, Page 149, Register's Office for Davidson County, Tennessee. Whereas, Jimmy Hancock and wife, Patsy Hancock conveyed to Tom G. Coleman, Jr., as Trustee, the hereinafter described real estate to secure one note in the principal amount of $ 31,000.00 and payable in 163 monthly installments of $ 350.00 each, beginning with September 3, 19 89, and payable on the 3rd day of each month thereafter until paid in full, and

WHEREAS, thereafter, the said Tom G. Coleman, Jr., Trustee was unable to act as Trustee and tendered his resignation in writing, thereupon the holder of said note exercised its authority as owner and holder, and did by proper instrument nominate and appoint Melvin B. Butler, as substitute trustee for the said Tom G. Coleman, Jr., and vest in him all the right, power and privileges of said original trustee named in said Deed of Trust and same is recorded in Book 11456, Page 621, Register's Office for Davidson County, Tennessee and

WHEREAS, default was made in the payment of said note and Deed of Trust, the holder thereof having directed the first party to sell said property as provided by said Deed of Trust, the First Party did, cause foreclosure notices to be published once a week for three consecutive weeks beginning the week of May 6, 19 99, in The Nashville Record, a newspaper for Davidson County, Tennessee, in accordance with State Law and the aforementioned Deed of Trust and said publication did advertise said property to be sold on the 27th day of May, 19 99, and pursuant to said notices, on this date during the legal hours, and at 1:00 P. M. O'Clock, the First Party offered said property for sale at the courthouse door in Nashville, Tennessee, after receiving competitive bids sold said property to Party of the Second Part at the price of $ 31,424.81, this being the highest, last and best bid.

THEREFORE, in consideration of the owner and holder cancelling and surrendering all of the notes secured by the aforesaid Deed of Trust, the same amounting to $ 31,424.81 plus interest and costs, the First Party has this day bargained and sold, and does hereby sell, transfer, and convey unto the Second Party, its heirs and assigns, the following described real estate located in Davidson County, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 28, 29 and 30 on the Map of Nawakwa Hills, Powwow Addition, Section 1, as of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 28,29 and 30 adjoin and front 50 feet each on the westerly side of Ocoee Trail and extend back between parallel lines 150 feet to a dead line and measure 50 feet thereon.

Being the same property conveyed to Mary W. Johnson by Trustee's Deed of record in Book 7878, page 764, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 843, page 79, said Register's Office and to all applicable local government planning and zoning regulations.

05/28 0101 03CHECK 127.27

05927745

99MAY28 AM11:03

To have and to hold the aforesaid real estate, together with all improvements thereon upon Party of the Second Part, its heirs and assigns, in fee simple, forever and in bar of all right or equity of redemption.

And the First Party, as Successor Trustee, does hereby transfer, assign and set over unto the Second Party, all of the covenants and warranties contained in the aforesaid Deed of Trust and instrument appointing him as Substitute Trustee, and does hereby warrant the title as fully as he is authorized to do as such Trustee, but no further or otherwise.

WITNESS, the signature of the First Party on this, the date and day first above written.

Melvin B. Butler
TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charlotte Bailey, a Notary Public, in and for said County and State, the within named, Melvin B. Butler 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of May, 1999.

CHARLOTTE BAILEY NOTARY PUBLIC STATE OF TENNESSEE

Charlotte Bailey
NOTARY PUBLIC

My Commission Expires: 7/24/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11499 PG. 675

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0592745

99 MAY 28 AM 11:03

REGISTER
DAVIDSON COUNTY, TN.

CAMT	31424.81
CON TX	116.27
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	127.27
CHECK	127.27

05/28/99 01 11:08 0001 2193

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466749