Send Tax Statements To:
Nashville Bank & Trust Co.Ofc.
Third National Bank
Nashville, Tennessee
Attention: L. S. Williams

Field Book No. 15DA-49097

Map-Parcel No. 83-4-1

Owners: W. P. Cooper, E. W. Cooper
and Anna Cooper Frost
c/o Nashville Bank & Trust Co.

BOOK 4141 PAGE 283

This instrument was prepared by:
Reau E. Folk, Jr., Attorney
112 Stahlman Building
Nashville, Tennessee

Map. 83
Par. 4.1
PW

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Installment Deed, dated April 29, 1961, recorded May 29, 1961, in Book 3225, page 284, Register's Office for Davidson County, Tennessee, W. P. Cooper, E. W. Cooper and Anna Cooper Frost, as Grantors, conveyed certain real property, described in said deed, to William C. Moore and wife, Sabra W. Moore, who, in the trust portion of the said Installment Deed, reconveyed the said real property to H. T. Vance, Sr., Trustee, for the purpose of securing a promissory note, payable to the Grantors, for the balance due on the purchase price of the said property, and also for the purpose of securing the performance of an agreement by the said William C. Moore and wife, as set forth as part of the consideration in said deed, to build a 60-foot roadway on said property; and,

WHEREAS, by Deed of Correction, dated October 15, 1963, recorded October 31, 1963, in Book 3645, page 113, said Register's Office, executed by all the parties named above, the description in the original deed was corrected to read as shown below, and, among other things, the agreement with respect to building said road was clarified, and E. Kenneth Brush was appointed as Substitute Trustee in the place and stead of the said H. T. Vance, Sr.; and,

WHEREAS, the said E. Kenneth Brush subsequently died, and by instrument of record in Book 4108, page 1, said Register's Office, the said Grantors appointed L. S. Williams as Substitute Trustee

in the place and stead of the said E. Kenneth Brush, with all the powers and authority incident to the trusteeship as set forth in the said original Installment Deed of record in Book 3225, page 284, and in the Deed of Correction of record in Book 3645, page 113, said Register's Office; and,

WHEREAS, the said promissory note, executed by the said William C. Moore and wife, Sabra W. Moore, was not paid in accordance with the terms and conditions set forth in said deeds, and the said W. P. Cooper, E. W. Cooper and Anna Cooper Frost, the lawful owners and holders of said note, declared the entire indebtedness due and payable; and,

WHEREAS, the said L. S. Williams, as Substitute Trustee, at the request of the said lawful owners and holders of said note, and in accordance with the terms and provisions set forth in said Installment Deed and Deed of Correction, advertised in The Nashville Record, a newspaper published in Davidson County, Tennessee, in the issues published March 7, 14 and 21, 1967, that, at 12:00 noon, Thursday, March 30, 1967, at the front (south) door of the Court House in Nashville, Davidson County, Tennessee, he would sell the said real property, describing it as set forth in the said Deed of Correction, at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead, dower, and all other exemptions of every kind, but subject to: (1) any and all property taxes; (2) sewer easements; (3) the ratification by the purchaser of the dedication of the said 60-foot roadway by instrument of record

in Book 3675, page 428, said Register's Office; (4) the obligation to build said 60-foot roadway immediately in accordance with the specifications set forth in said instruments; and (5) the restrictions contained in Book 3645, page 113, said Register's Office; and,

WHEREAS, the said L. S. Williams, Substitute Trustee, personally appeared at the time and place set forth in said advertisement and offered said property for sale in the manner and upon the terms stated above; and,

WHEREAS, the highest bid for cash was made by W. P. Cooper, E. W. Cooper and Anna Cooper Frost, the Creditors, in the amount of Six Hundred Forty Dollars ($640.00), and the said bid was accepted by the said Substitute Trustee, and the said property was struck off and sold to the said W. P. Cooper, E. W. Cooper and Anna Cooper Frost;

NOW, THEREFORE, in consideration of the foregoing, and in consideration of the sum of $640.00, which has been credited as payment on the said indebtedness of the said William C. Moore and Sabra W. Moore,

L. S. WILLIAMS, SUBSTITUTE TRUSTEE, as aforesaid, has bargained and sold, and by these presents does transfer and convey unto the said W. P. COOPER, E. W. COOPER and ANNA COOPER FROST, their heirs and assigns, the following described real estate:

Land in the City of Nashville, Davidson County, Tennessee, formerly the Fifteenth Civil District of said County, described as follows:

Beginning in the southeasterly margin of Eastland Avenue at a concrete monument marking the northernmost corner of the subdivision known as Eastland Acres, Section Five, as it appears of record in Book 2330, page 84, Register's Office for said County; thence with the northeasterlymost boundary line of said subdivision, south 45°20' east 212 feet to a concrete monument, marking the most easterly northern corner of said subdivision; thence, with the easterly boundary line of said subdivision, south 44°23' west 198.8 feet to a concrete monument, south 21°34' west 123.9 feet to a concrete monument, and south 12°39' west 53.14 feet to a stake; thence, leaving said subdivision, south 87°18' east 1,194.41 feet to a stake; thence north 3°13' east 409.81 feet to a stake; thence north 87°18' west 154.18 feet to the beginning of a curve with a radius of 1,165 feet; thence westwardly along said curve, 180.62 feet to the end of the curve; thence south 83°47' west 302.44 feet to the southeasterly corner of the property conveyed to John W. Yunker by deed of record in Book 3218, page 48, said Register's Office; thence, with Yunker's line, south 83°47' west 199 feet to the beginning of a curve with a radius of 175.8 feet; thence, with said curve, westwardly and northwestwardly 155.72 feet to the end of said curve; thence, continuing with Yunker's line, north 45°20' west 191.78 feet to the beginning of a curve having a radius of 25 feet; thence, around said curve in a northwesterly and northerly direction, 37.16 feet to a point in the southeasterly margin of Eastland Avenue; thence with the same, southwestwardly 82.98 feet to the beginning, containing 9.66 acres, more or less.

This conveyance is made subject to the dedication of said 60-foot roadway by instrument of record in Book 3675, page 428, said Register's Office; and to any and all property taxes and sewer easements. However, the obligation to build said roadway is extinguished since the obligors and obligees are now the same persons. The same is true of the said restrictions, of record in Book 3645, page 113, said Register's Office.

TO HAVE AND TO HOLD the said land, with the appurtenances, estate, title and interest thereto belonging, to the said W. P. COOPER, E. W. COOPER and ANNA COOPER FROST, their heirs and assigns forever.

The said L. S. Williams, Substitute Trustee, as aforesaid, conveys and transfers to the said W. P. Cooper, E. W. Cooper and Anna Cooper Frost, their heirs and assigns, all the rights and benefits of the warranty and all of the covenants pertaining to the said land described above, as contained in the original Installment, of record in Book 3225, page 284, and in the Deed of Correction, of record in Book 3645, page 113, said Register's Office, in as full a manner as he, as such Substitute Trustee, can or should convey by virtue of said deeds, but not otherwise.

Dated this 30th day of March, 1967.

L. S. Williams
Substitute Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named L. S. Williams, Substitute Trustee, the 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 12th day of June, 1967.

Helen D. Scott
Notary Public

My commission expires: May 10, 1971

HELEN D. SCOTT NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 10, 1971

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SUBSTITUTE TRUSTEE'S DEED

L. S. WILLIAMS, SUBSTITUTE TRUSTEE

TO:

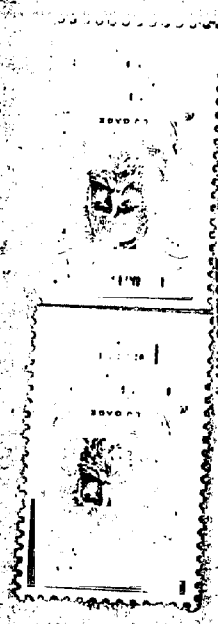
W. P. COOPER, E. W. COOPER and ANNA COOPER FROST

75574

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 14 12 45 PM '67

NOTED: BOOK 116 PAGE 592
RECORDING FEE $ 4.00
DEP. REG.



REAU E. FOLK, JR.
LAW OFFICES
SUITE 112, STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

JUN 14 1967

STATE TAX $ 7.80
PROBATE $ 8.50
TOTAL

PAID JUN 14 1967