GULLETT, STEELE, SANFORD & ROBINSON
TWENTY-THIRD FLOOR, LIFE & CASUALTY TOWER
NASHVILLE, TENNESSEE 37219

Map. 39
Par. 139-140-141 PW

TRUSTEE'S DEED
BOOK 4356 PAGE 811

THIS INDENTURE, made and entered into on this the 29th day of July, 1969, by and between CHARLES NELSON, JR., TRUSTEE, FIRST PARTY, and G. C. GARRETT, of Whites Creek, Tennessee, SECOND PARTY;

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated July 31, 1964, of record in Book 3797, page 651, Register's Office for Davidson County, Tennessee, Charles Scalf and wife, Rosa Maria Scalf, conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment to Home Federal Savings & Loan Association of Nashville of a promissory note in the original principal sum of Twelve Thousand Five Hundred and 00/100 ($12,500.00) Dollars; and

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said promissory note and deed of trust; and

WHEREAS, First Party did advertise said property for sale in accordance with the terms and provisions of said deed of trust, notices of the time and place of said sale being published in The Nashville Record on June 24, 1969, July 1, 1969, and July 8, 1969; and

WHEREAS, pursuant to said notices First Party did offer said property for sale at the south door of the Davidson County Courthouse in Nashville, Tennessee, on July 29, 1969, at 12:00 o'clock noon, G. C. Garrett, Second Party, being the highest and

This ... prepared by
GULLETT, STEELE, SANFORD & ROBINSON
L & C Tower, Nashville, Tenn.

best bidder thereof, became the purchaser of said property at and for the sum of Eleven Thousand Seven Hundred Fifty-Five and 49/100 ($11,755.49) Dollars, and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does hereby transfer and convey unto Second Party, his heirs and assigns, the following described real property, situated in Davidson County, Tennessee:

TRACT NO. I. Land in the 14th Civil District of Davidson County, Tennessee, described as Tract No. 6 according to a survey dated May 29, 1959, revised February 4, 1961, by Hickerson & Hickerson, Engineers, as follows:

Beginning in the northerly margin of Old Hickory Boulevard, at an iron pin 342 feet (measured along the margin of said boulevard) westerly from the southeasterly line of a 50-acre tract conveyed to Sue T. Viaches, et al., by deed of record in Book 2901, page 50, Register's Office for said County, said beginning point being the southwesterly corner of Tract No. 2 on said survey; and running thence North 29 deg. 15' East 308.3 feet to the center of a branch; thence North 46 deg. 05' West 265 feet to a point; thence South 31 deg. 45' West 458 feet to an iron pin in the northerly margin of Old Hickory Boulevard; thence with the margin of said Boulevard, South 83 deg. East 195 feet to a point; thence continuing with the margin of said Boulevard, along a curve, having a radius of 500 feet, more or less, in an easterly direction 105 feet to the beginning, containing 2.3 acres, more or less.

Being the same property conveyed to Charles Scalf and wife, Rosa Maria Scalf, by deed from Howard B. Moore and Reau E. Folk, Jr., of record in Book 3703, page 61, Register's Office for Davidson County, Tennessee.

TRACT NO. II. Land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 1 on a survey dated May 29, 1959, revised February 4, 1961, by Hickerson & Hickerson, Engineers, as follows:

Beginning in the northeasterly margin of Old Hickory Boulevard in the center of a 12 foot access road to this and adjoining property, said beginning point being in the southeasterly line of a 50 acre tract conveyed to Sue T. Viaches, et al., by deed of record in Book 2901, page 50, Register's Office for said County, and running thence along said southeasterly line, North 40 deg. 15' East 218 feet (about three fourths of said distance being along the center of said access road) to a point in the center of a branch; thence along the center of said branch, North 46 deg. 05' West 225 feet to the northeasterly corner of Tract No. 2 on said survey; thence South

31 deg. West 251.2 feet to an iron pin in the northerly margin of Old Hickory Boulevard; thence South 51 deg. 46' East 180 feet to the beginning; containing 1.1 acres, more or less.

Being part of the property conveyed to Charles Scalf and wife, Rosa Maria Scalf, by deed from Sue T. Viaches, of record in Book 3797, page 684, Register's Office for said County.

TRACT NO. III. Land in the 14th Civil District of Davidson County, Tennessee, described as Tract No. 2, on a survey dated May 29, 1959, revised February 4, 1961, by Hickerson & Hickerson, Engineers, as follows:

Beginning in the northerly margin of Old Hickory Boulevard at an iron pin 180 feet North 51 deg. 46' West of the southeasterly line of a 50 acre tract conveyed to Sue T. Viaches, et al., by deed of record in Book 2901, page 50, Register's Office, said beginning point being also the southwesterly corner of Tract No. 1 on said survey, and running thence along the westerly line of Tract No. 1, North 31 deg. East 251.2 feet to the center of a branch; thence along the center of said branch, North 46 deg. 05' West 177 feet to a point; thence South 29 deg. 15' West 308.3 feet to an iron pin in the northeasterly margin of Old Hickory Boulevard; thence in an easterly direction 162 feet, along the margin of said Boulevard, to the beginning, containing 1.05 acres, more or less.

Being the same property conveyed to Charles Scalf and wife, Rosa Maria Scalf, by deed from Thelma Thomason, of record in Book 3797, page 649, Register's Office for Davidson County, Tennessee.

The above described real property is improved and is located on Route #1, Old Hickory Boulevard, Whites Creek, Tennessee 37189. It is Parcels 139, 140 and 141 on Map 39. Tax statements should be sent to Mr. G. C. Garrett, Route #1, Old Hickory Boulevard, Whites Creek, Tennessee 37189.

TO HAVE AND TO HOLD the aforesaid real estate unto the said Second Party, his heirs and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Charles Nelson, Jr., Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through

or by me to the said Second Party, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

Charles Nelson, Jr., Trustee
FIRST PARTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Charles Nelson, Jr., 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 29th day of July, 1969.

T. Willard Oliphant
Notary Public

My commission expires: Nov. 27, 1972

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Charles Nelson, Jr., hereby swear that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $11,755.49, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Charles Nelson, Jr.
Affiant

Subscribed and sworn to before me this 29th day of July, 1969.

T. Willard Oliphant
Notary Public

My commission expires: 11-27-72

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.
AUG 11 4 13 PM '69
IDENTIF. REFERENCE

A 50483

AUG 11 CONV 11755.49
AUG 11 STAX A* 30.68
AUG 11 SPFEE A* .50
AUG 11 WDEED -4- A* 6.00 * 37.18