LAW OFFICES
BAILEY, EWING, DALE & CONNER
NASHVILLE BANK & TRUST BUILDING
NASHVILLE, TENNESSEE 37201

BOOK 1457 PAGE 175

Map. 78
Par. 3-44-47 PW

# TRUSTEE'S DEED

FROM: J. C. DALE, JR., TRUSTEE

TO: JAMES M. FISCHER, JR.
TRUSTEE

Deed Prepared By:
J. C. Dale, Jr. of
Bailey, Ewing, Dale & Conner,
Attorneys
Nashville Bank & Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER AS:
James M. Fischer, Jr.
5711 Stoneway Trail
Nashville, Tennessee 37209

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The property hereinafter described was sold at foreclosure sale subject to Metropolitan taxes for the years 1969 and 1970, and the best bid received was Forty-Five Thousand One Hundred Dollars ($45,100.00) made by Jim Stevens, Trustee.

J. C. Dale, Jr.

Subscribed and sworn to before me this 3d day of November, 1970.

Judy M. Butler
Notary Public
My Comm. Expires: 5-21-73

WHEREAS, by deed of trust dated November 9, 1962, and recorded November 16, 1962, in Book 3509, Page 487, Register's Office for Davidson County, Tennessee, the hereinafter described property, together with other tracts of real estate, was conveyed to the undersigned, J. C. Dale, Jr., Trustee, to secure payment of certain indebtedness of the makers of said Deed of Trust to the Third National Bank in Nashville, Tennessee, and National Union Fire Insurance Company of Pittsburgh, Pa., as evidenced by notes and other obligations described in said Deed of Trust, to which reference is made for its contents; and

WHEREAS, the said makers of said notes and Deed of Trust having defaulted in payment of the indebtedness represented and secured thereby, and the holders and owners of said indebtedness having requested the undersigned, J. C. Dale, Jr., as Trustee, to forclose upon the undisposed of properties conveyed by said Deed of Trust, the undersigned Trustee did advertise the hereinbelow described real estate in accordance with said Deed of Trust for sale at 11:00 A.M. on Friday, October 30, 1970, at the front door of the Metropolitan Courthouse, in Nashville, Davidson County, Tennessee, at public outcry, to the highest bidder for cash, free from the equity of redemption, homestead, and dower, and all other exemptions of every kind, all of which are expressly waived in said Deed of Trust, but subject to the prior liens and encumbrances, including unpaid property taxes; and

WHEREAS, the sale of said property was duly advertised by publication in The Nashville Record, a newspaper of general circulation, published in Nashville, Davidson County, Tennessee, on October 6, October 13, and October 20, 1970, in accordance with the requirements of said Deed of Trust, and at the time and place designated for said sale, the undersigned Trustee did offer said property for sale on the terms hereinabove set forth, making the further announcement at the sale that

all sales would be subject to the redemption period of one hundred twenty (120) days provided by law for the Internal Revenue Service of the United States, because of the indebtedness of some of the makers of the notes and deed of trust involved to the United States for taxes assessed after the effective date of the said deed of trust under which the foreclosure was held, and the said Jim Stevens, Trustee, bidding for himself and another was the highest bidder for said property with a bid of Forty-Five Thousand One Hundred Dollars ($45,100.00), and said bid of Forty-Five Thousand One Hundred Dollars ($45,100.00) was accordingly accepted and said property was sold to the said Jim Stevens, Trustee for said sum, subject to the lien of the aforesaid Metropolitan property taxes owing thereon, and the said redemption right of the Internal Revenue Service.

NOW THEREFORE, the undersigned, J. C. Dale, Jr., Trustee, as aforesaid, as authorized by said deed of trust, having received from the purchasers, Jim Stevens, Trustee and James M. Fischer, Jr. the other purchaser for whom Jim Stevens, Trustee was bidding said sum of Forty-Five Thousand One Hundred Dollars ($45,100.00), the receipt of which is hereby acknowledged, has in accordance with the authority vested in him by said deed of trust and as requested by the said Jim Stevens as signified by his letter of this date, bargained and sold and by these presents does hereby transfer and convey unto the said James M. Fischer, Jr., Trustee and to his successors and assigns, the following described real property in Davidson County, Tennessee, with full power in said James M. Fischer, Jr., Trustee to mortgage, sell, convey and otherwise dispose of said real property without joinder of any beneficiary. Said property is described as follows:

Being Tract IV of said Deed of Trust being land in the 8th Civil District of Davidson County, Tennessee, and being Tract No. 3 on the survey of the W. J. Hailey (formerly Dozier) farm and described according to a survey made by Z. J. Wilkinson, Surveyor, dated October 6, 1943, as follows:

Beginning at a point in the center of River Road, being the common southerly corner of Tract No. 2 and 3 (on said survey of Hailey farm); thence south 89 degrees east 60.5 poles to the low water mark of the Cumberland River; thence down the river with the low water mark north 7 degrees west 194 poles, more or less; thence leaving the river and with the fence north 87 degrees 30' west 128 poles to the center of River Road; and being the common northerly corner of Tracts Nos. 1 and 3 in said survey; thence with the center of River Road south 23 degrees 45' east 31.5 poles; thence south 13 degrees east 36.4 poles; thence south 21 degrees east 30.3 poles to a point, and being the common corner of Tracts 1 and 2 on said survey; thence south 30 degrees east 24.24poles; thence south 37 degrees 30' east 18.2 poles; thence south 41 degrees east 24.24 poles; thence south 27 degrees 30' east 30.3 poles; thence south 14 degrees east 25 poles to the beginning, and containing 117 acres, more or less.

Being the same property conveyed to W. L. Sadler and J. W. Sadler, by deed from W. J. Hailey, et ux, Sarah Elizabeth Hailey, of record in Book 1285, Page 61; to W. L. Sadler, et ux, Mary T. Sadler by deed from W. L. Sadler et al, of record in Book 2450, Page 197, and to Sarah E. Sadler, by deed from W. L. Sadler, et al, of record in Book 2859, Page 105, Register's Office for said County.

However, said Tract No. 5, as described above, has been divided into eighteen (18) sub-tracts by survey of Richard D. Warpoole, Engineer dated September 29, 1967. Sub-tracts Nos. 1, 2, 7, and 15 of the numbered sub-tracts according to said survey are included in said above description, but are excepted from this sale, having been sold and released from the deed of trust, and are not conveyed by this deed.

TO HAVE AND TO HOLD said tract or parcel of land consisting of said 14 sub-tracts, with the appurtenances, estates, title and interest thereto belonging to the said James M. Fischer, Jr., Trustee and his successors and assigns forever, with full power to mortgage, sell, convey, and otherwise dispose of the same without joinder of any beneficiary, but subject to the unpaid Metropolitan property taxes and the redemption right of the Internal Revenue Service of the United States.

And the said J. C. Dale, Jr., Trustee does hereby transfer, assign, and set over to the said James M. Fischer, Jr., Trustee all the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant title to the extent that he is authorized to do so, as Trustee, but no further or otherwise.

IN WITNESS WHEREOF, the said J. C. Dale, Jr., Trustee has executed this deed on this 3d day of November, 1970.

J. C. Dale, Jr., Trustee

A 9 5 3 8 5

IDENTIFICATION NOV 5 FELIX DAVIDSON REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, Judy M. Butler, a Notary Public in and for said County and State, the within named J. C. Dale, 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 3rd day of November, 1970.

Judy M Butler
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN. JUDY M. BUTLER

My Commission Expires:

5-21-73

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| NOV-5 | CONV | 45,100.00 | A* | 117.26 | |
| NOV-5 | S'TAX | | A* | .50 | |
| NOV-5 | PR'FEE | | A* | 4.50 | * 122.26 |
| NOV-5 | W'DEED | | | | |