NEW OWNER

C. V. HITCHCOCK
ROUTE # 3 OLD HICKORY BLVD.
BRENTWOOD, TENNESSEE 37027

SEND TAX BILLS

SAME

MAP - 105-3
PARCEL- 145
146
160
163
166

BOOK 4521 PAGE 522

TRUSTEE'S DEED

WHEREAS, BY A DEED OF TRUST DATED SEPTEMBER 21, 1968, AND RECORDED IN TRUST DEED BOOK 4271, PAGE 291, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, HERMITAGE MUSIC COMPANY, INC. CONVEYED TO J. M. GRISSIM, TRUSTEE, THE HEREINAFTER DESCRIBED PROPERTY TO SECURE THE THEREIN MENTIONED INDEBTEDNESS; AND

B 2 3 5 2 9 T IDENTIFICATION REFERENCE
JUL 20 9 07 AM '71
FELIX A. JOHNSON REGISTER DAVIDSON COUNTY, TENN.

WHEREAS, DEFAULT HAVING BEEN MADE IN THE TERMS, CONDITIONS, AND PAYMENTS MADE AND PROVIDED FOR IN SAID DEED OF TRUST, AND THE LAWFUL OWNER AND HOLDER OF SAID INDEBTEDNESS HAVING DECLARED THE ENTIRE DEBT AND INTEREST DUE AND PAYABLE; AND

WHEREAS, THE LAWFUL OWNER AND HOLDER OF SAID INDEBTEDNESS HAVING REQUESTED J. M. GRISSIM, TRUSTEE, TO SELL SAID PROPERTY IN SATISFACTION OF THE INDEBTEDNESS; AND

WHEREAS, I, J. M. GRISSIM, TRUSTEE, DID GIVE TWENTY-ONE DAYS' NOTICE OF THE TIME, PLACE, AND TERMS OF THE SALE BY AN ADVERTISEMENT IN THREE WEEKLY PUBLICATIONS IN THE NASHVILLE RECORD, A NEWSPAPER PUBLISHED IN THE COUNTY WHERE THE LAND HEREINAFTER DESCRIBED IS SITUATED, SAID ADVERTISEMENT APPEARING IN THE EDITIONS OF SAID NEWSPAPER UNDER THE DATES OF JUNE 8, 15, 22, 1971, STATING THAT ON JUNE 30, 1971, AT THE SOUTH DOOR OF THE COURTHOUSE IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AT 12:10 O'CLOCK P.M., SAID PROPERTY HEREINAFTER DESCRIBED WOULD BE SOLD TO THE BEST AND HIGHEST BIDDER FOR CASH AT PUBLIC OUTCRY, FREE FROM THE EQUITY OF REDEMPTION, HOMESTEAD, DOWER, AND ALL OTHER EXEMPTIONS WHICH ARE EXPRESSLY WAIVED IN SAID DEED OF TRUST; BUT SUBJECT TO ANY AND ALL UNPAID TAXES AND ALL PRIOR DEEDS OF TRUST; AND

WHEREAS, ON SAID DATE AT THE TIME AND PLACE STATED IN SAID ADVERTISEMENT, AND ON SAID TERMS, I, J. M. GRISSIM, TRUSTEE, OFFERED SAID PROPERTY FOR SALE AT PUBLIC OUTCRY AND SOLD SAID

Prepared and approved by
Grissim and Short
by _____

PROPERTY TO C. V. HITCHCOCK FOR $365,000.00 WHICH AMOUNT WAS THE HIGHEST, BEST, AND LAST BID.

NOW, THEREFORE, IN CONSIDERATION OF THE SUM OF THE HIGHEST, BEST AND LAST BID, AS SET OUT ABOVE, CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, J. M. GRISSIM, TRUSTEE, DO HEREBY BARGAIN AND SELL, AND BY THESE PRESENTS TRANSFER AND CONVEY UNTO THE SAID C. V. HITCHCOCK, (HEREINAFTER REFERRED TO AS GRANTEE), HIS HEIRS AND ASSIGNS, THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING CERTAIN LOTS AND PORTIONS OF LOTS ON THE PLAN OF HUMPHREYS, HOUSTON AND MARTIN'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 36, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND PLAN BOOK 1, PAGE 35, CHANCERY COURT AT NASHVILLE, AS FOLLOWS:

TRACT NO. 1: BEING LOTS NOS. 17, 18, 19 AND THE EASTERLY 12 FEET OF LOT NO. 20 ON THE ABOVE PLAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
SAID LOTS AND PART OF LOT FRONT 162 FEET ON THE SOUTHERLY MARGIN OF CHESTNUT STREET AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO THE NORTHERLY MARGIN OF AN ALLEY.
BEING THE SAME PROPERTY CONVEYED TO HERMITAGE MUSIC COMPANY, INC., BY DEED FROM CONRED HITCHCOCK, OF RECORD IN BOOK 4271, PAGE 285, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT NO. 2: BEING THE SOUTHERLY 105-1/2 FEET OF LOT NO. 89 ON THE ABOVE PLAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
SAID PART OF LOT NO. 89 FRONTS 50 FEET ON THE NORTHERLY MARGIN OF HUMPHREYS STREET AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF MARTIN STREET, 105-1/2 FEET TO A DEAD LINE.
BEING THE SAME PROPERTY CONVEYED TO HERMITAGE MUSIC COMPANY, INC., BY DEED FROM JOHN H. DUNN AND WIFE, OF RECORD IN BOOK 4271, PAGE 283, REGISTER'S OFFICE FOR SAID COUNTY.

TRACT NO. 3: BEING LOTS NOS. 91, 92 AND 93 ON THE ABOVE PLAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
SAID LOTS NOS. 91, 92 AND 93 FRONT 150 FEET ON THE NORTHERLY SIDE OF HUMPHREY STREET AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.
BEING THE SAME PROPERTY CONVEYED TO HERMITAGE MUSIC COMPANY, INC. BY DEED FROM JOHN H. DUNN AND C. V. HITCHCOCK, OF RECORD IN BOOK 4271, PAGE 281, REGISTER'S OFFICE FOR SAID COUNTY.

TRACT NO. 4: BEING LOT NO. 95 ON THE ABOVE PLAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
SAID LOT NO. 95 FRONTS 50 FEET ON THE NORTHERLY MARGIN OF HUMPHREYS STREET AND RUNS BACK 114-1/2 FEET ON THE EASTERLY LINE AND 75 FEET ON THE WESTERLY LINE TO AN ALLEY.
BEING THE SAME PROPERTY CONVEYED TO HERMITAGE MUSIC COMPANY, INC. BY DEED FROM C. V. HITCHCOCK AND JOHN H. DUNN, OF RECORD IN BOOK 4271, PAGE 289, REGISTER'S OFFICE FOR SAID COUNTY.

TO HAVE AND TO HOLD SAID PROPERTY WITH THE APPURTENANCES, ESTATE, TITLE, AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS FOREVER, BUT SUBJECT TO ANY AND ALL UNPAID TAXES AND ALL PRIOR DEEDS OF TRUST.

AND I DO FURTHER TRANSFER AND ASSIGN UNTO THE SAID GRANTEE ALL THE RIGHTS AND BENEFITS OF THE COVENANTS AND WARRANTIES IN SAID DEED OF TRUST IN AS FULL AND AMPLE MANNER AS UNDER IT, I CAN OR SHOULD DO, BUT I CONVEY AND ASSIGN AS TRUSTEE AND NOT ANY FURTHER OR OTHERWISE.

WITNESS MY HAND ON THIS THE 30 DAY OF JUNE, 1971.

J. M. Grissim, Trustee
TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JUL 20 CONV * 365,000.00
JUL 20 S'TAX A* 949.00
JUL 20 PR'FEE A* .50
JUL 20 W'DEED A* 6.00 * 955.50

PERSONALLY APPEARED BEFORE ME, VIRGINIA PHILLIPS, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED J. M. GRISSIM, 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 OFFICE IN SAID COUNTY AND STATE, THIS THE 30 DAY OF JUNE, 1971.

Virginia Phillips
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-14-71

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Walter Frost
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JUNE, 1971.

Virginia Phillips
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-14-71