This instrument prepared by: Glendon M.Fisher,Jr., Atty.
806 Nashville Bank &
Trust Bldg.
Nashville, Tennessee 37201

BOOK 4573 PAGE 755

Map. 93-10
Par. 58

TRUSTEE'S DEED

THIS INDENTURE, made this 17th day of January, 1972, by and between W. B. EARTHMAN of Nashville, Tennessee, TRUSTEE OF THE ESTATE OF ASTRO-MATIC LUBRICARE, INC., a Tennessee corporation, Bankrupt, in Bankruptcy No. BK70-2038, PARTY OF THE FIRST PART, and JAMES E. FREEMAN, PARTY OF THE SECOND PART,

W I T N E S S E T H:

WHEREAS, a petition for adjudication in bankruptcy was filed in the District Court of the United States for the Middle District of Tennessee, Nashville Division, under Chapter X of the Bankruptcy Act, against Astro-Matic Lubricare, Inc., a Tennessee corporation, on October 28, 1970, which petition was afterwards amended to declare Astro-Matic Lubricare, Inc., a bankrupt, and said Astro-Matic Lubricare, Inc., was declared a bankrupt by order issued by the Honorable L. Clure Morton, Judge of the United States District Court for the Middle District of Tennessee, on November 30, 1970; and

WHEREAS, W. B. Earthman of Nashville, Tennessee, was on November 12, 1970, duly appointed by the Honorable L. Clure Morton, Judge of the United States District Court for the Middle District of Tennessee, as Trustee of the Estate of Astro-Matic Lubricare, Inc., in Bankruptcy No. BK70-2038, and the said W. B. Earthman did execute his bond and duly qualified as said Trustee by filing his bond in the penal sum of $5,000.00 on the 12th day of November, 1970, which said bond was duly approved by the Honorable John M. Bates, Referee in Bankruptcy; and whereupon, the said W. B. Earthman was duly qualified to act and ever since has been and is now acting as such Trustee aforesaid; and

WHEREAS, a certified copy of the Trustee's bond and Order approving Trustee's bond was filed in the Register's Office of Davidson County,

Tennessee, in Book 4459, page 423, on the 16th day of November, 1970, by the Trustee herein; and

WHEREAS, a petition was filed by W. B. Earthman, Trustee, petitioning the Court to sell the real estate of said bankrupt, located and situated in the County of Davidson, State of Tennessee, which is more particularly described hereinafter, and thereupon, on the 7th day of December, 1971, it was ordered by the Honorable John M. Bates, Referee in Bankruptcy, that said Trustee's petition to sell said real estate at public auction was so ordered as in the best interest of the bankrupt's estate and that the sale of said real estate at public auction by the Trustee on Wednesday, January 12, 1972, was so held and that the highest and best bidder was James E. Freeman, 116 20th Avenue, South, Nashville, Davidson County, Tennessee, for the sum of $6,201.00 cash in hand paid and the assumption by the purchaser, James E. Freeman, of a first mortgage at Fidelity Federal Savings & Loan Association of Nashville of a first mortgage for the approximate amount of $51,299.00, which is of record in Book 4138, page 694, Register's Office for Davidson County, Tennessee, and extended and increased by agreements of record in Book 4240, page 270, and Book 4380, page 312, said Register's Office; and that any and all liens against the property, except the first mortgage at Fidelity Federal Savings & Loan Association of Nashville, Tennessee, in the approximate amount of $51,299.00 be transferred to the fund received from the sale, and that the Court further order that the Trustee be, and he is hereby authorized to execute a deed of conveyance to the purchaser upon receipt of the cash consideration and that the Trustee obtain title insurance and do all other matters necessary to convey to the purchaser all right, title and interested vested in him as Trustee in Bankruptcy.

NOW, THIS INDENTURE WITNESSETH that in consideration of the sum of $6,201.00 paid by the Party of the Second Part to W. B. Earthman,

Trustee, Party of the First Part, receipt whereof is hereby acknowledged, and the assumption by the Party of the Second Part of a first mortgage and deed of trust upon which there remains unpaid the approximate amount of $51,299.00 to Fidelity Federal Savings & Loan Association, Nashville, Tennessee, of record in Book 4138, page 694, Register's Office for Davidson County, Tennessee, and extended and increased by agreements of record in Book 4240, page 270, and Book 4380, page 312, said Register's Office, the undersigned, W. B. Earthman, Trustee of the Estate of Astro-Matic Lubricare, Inc., Bankrupt, in Bankruptcy No. BK70-2038, in the United States District Court for the Middle District of Tennessee, Nashville Division, does hereby give, grant, bargain, sell and convey unto the said James E. Freeman, Party of the Second Part, and his assigns forever, all of the right, title and interest of the Bankrupt and all of his right, title and interest in said premises as Trustee of the Estate of Astro-Matic Lubricare, Inc., a Tennessee corporation, Bankrupt, in and to the lands and premises of said Bankrupt located and situated in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being lot No. 19 on the Plan of O. Ewing's Addition, as of record in book 21, page 120, Register's Office for said County.
>
> Said lot No. 19 fronts 50 feet on the easterly side of 8th Avenue South, formerly Franklin Road, as widened, and runs back 142.07 feet, more or less, on the northerly line and 142.9 feet on the southerly line with the northerly margin of an alley, to an alley in the rear, measuring 50 feet on said rear line.
>
> Being the same property conveyed to Astro-Matic Lubricare, Inc., by deed from James W. Bilyeu and wife, Wadean H. Bilyeu, of record in Book 4379, page 1, Register's Office for said County. The said Astro-Matic Lubricare, Inc., has been adjudicated a bankrupt.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the rents, issue and profits thereof, to have and to hold the said above granted premises with the appurtenances thereof, unto the said Party of

of the Second Part, his assigns forever, to his own proper use and behoof as fully and absolutely as the said Party of the First Part can and ought to, pursuant to the statute and his authority, as aforesaid.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal the day and year first above written.

B 47186 T IDENTIF. REFERENCE FEB 2 3 42 PM '72 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TENN.

W. B. Earthman, Trustee in Bankruptcy
of the Estate of Astro-Matic Lubricare, Inc., Bankrupt No. BK70-2038.

APPROVED:

John M. Bates, Referee in Bankruptcy

FEB-2ND CONV 57,500.00
FEB-2ND S'TAX A* 149.50
FEB-2ND PR'FEE A* .50
A* 8.00 * 158.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Margaret L. Allin, Notary Public in and for said County and State, do hereby certify that W. B. Earthman is personally known to me to be the same person whose name is subscribed to the foregoing instrument, that he appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of himself as Trustee of the Estate of Astro-Matic Lubricare, Inc., Bankrupt, in Bankruptcy No. BK70-2038, for the use and purposes therein set forth.

Given under my hand and Notarial Seal this 17th day of January, 1972.

Margaret L. Allin
Notary Public

My commission expires: 10-4-75

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer is $57,500.00.

Affiant

Sworn to and subscribed before me, this 17th day of January, 1972.

Margaret L. Allin
Notary Public

My commission expires: 10-4-75

TAXES TO BE SENT TO NEW OWNER:
James E. Freeman
116 20th Avenue, South
Nashville, Tennessee 37203

mail to ↑

THIS INSTRUMENT PREPARED BY:
Glendon M. Fisher, Jr., Atty.
806 Nashville Bank & Trust Bldg.
Nashville, Tennessee 37201