030925-6

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201
BOOK 4581 PAGE 718

Address new owner:
Mr. S. C. McDonald, Sr.
Peters Street Motors
276 Peters Street, S.W.
Atlanta, Georgia 30313

Send tax bills to same

Map 106-1
Par 63
m.p

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 700,000.00.

Vaden Lackey, Jr.
Affiant

Subscribed and sworn to before me this 23rd day of February, 1972.

Erma May Stanley
Notary Public

My commission expires: October 23, 1972

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

D E E D

WHEREAS, by Deed of Trust dated September 3,1963, of record in Book 3650, page 145, Register's Office for Davidson County, Tennessee, Fred M. Johnson and wife and Thomas H. Horrell and wife, conveyed the property hereinafter described to Vaden Lackey, Jr., Trustee, to secure the payment of the indebtedness therein mentioned and described, said indebtedness having been assumed by Orris R. Stockwell and wife, Eileen C. Stockwell;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and the Fidelity Federal Savings & Loan Association of Nashville, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Vaden Lackey, Jr., Trustee, did give notice of the time and place of sale by publication in the Trades and Labor News, a newspaper published in Nashville, Davidson County,

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Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on November 11, November 18, and November 25, 1971, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Vaden Lackey, Jr., Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on Monday, December 6, 1971, at 12:00 o'clock Noon, at the south door of the Court House in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, S. C. McDonald, Sr. was the highest and best bidder, the amount of his bid being in the sum of FOUR HUNDRED THOUSAND & NO/100 DOLLARS ($400,000.00);

NOW, THEREFORE, in consideration of FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($400,000.00), cash in hand paid by S. C. McDonald, Sr., the receipt of which is hereby acknowledged,

I, Vaden Lackey, Jr., Trustee, have bargained and sold and by these presents do hereby transfer and convey unto S. C. McDonald, Sr., his heirs and assigns, the following described property in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, and being more particularly described as follows:

Being all the property known as Bozeman's Courts, as follows:

Being Lots Nos. 3, 4, 5 and 6, except that part taken for the widening of the Murfreesboro Pike, and Lots Nos. 17, 18, and 19 on the Map of Maggie E. Minton's Subdivision of record in Book 161, page 81, Register's Office for said County, described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, May 8, 1947, as follows:

Said Lots Nos. 3 to 6, inclusive, are described as follows:

Beginning at an iron pin in the present margin of the Murfreesboro Pike as recently widened and located, said point being the corner of Lots Nos. 2 and 3, and being 464.7 feet west of the center line of Fessler Lane; thence with the line between said lots north 19 deg. 10' east 232.88 feet to an iron pin in the south margin of an alley; thence with the margin of said alley north 73 deg. 20' west 250.5 feet to an iron pin at the corner of Lots Nos. 6 and 7; thence with the line between said lots south 19 deg. 10' west 222.33 feet to the north margin of the Murfreesboro Pike, as widened and located at an iron pin; thence with the margin of said pike south 70 deg. 50' east 250 feet to the beginning.

Said Lots Nos. 17, 18 and 19 are described as follows: Beginning at an iron pin in the south margin of Elm Hill Pike, formerly the Old Lebanon Road, at the corner of Lots Nos. 16 and 17; thence with the margin of said Pike south 85 deg. 10' east 168.5 feet to an iron pin, the northeast corner of Lot No. 19; thence along the fence along the east line of Lot No. 19, south 5 deg. 30' west 258 feet to an iron pin in a fence in the north margin of said alley; thence with the margin of same north 73 deg. 20' west 166 feet to an iron pin at the corner of Lots Nos. 16 and 17; thence with the line between said lots north 5 deg. east 226.5 feet to the beginning.

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Map of Mrs. Maggie E. Minton's Subdivision, as of record in Book 161, page 81, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1 and 2 front together 150 feet on the northerly side of Murfreesboro Pike, as widened, and extend back 246 feet, more or less, on the easterly line and 232.88 feet, more or less, on the westerly line, to the southerly margin of an alley, measuring 88.1 feet thereon.

Also, that certain tract of land which is shown on the Map of Maggie E. Minton's Subdivision, as that portion of a dead end alley lying along the southerly boundary of Lots 17, 18 and 19 in said Subdivision, and said portion of said alley being more particularly described as follows:

Beginning at an iron pin at the northeast corner of Lot No. 1 on the Map of Mrs. Maggie E. Minton's Subdivision, as of record in Book 161, page 81, Register's Office for Davidson County, Tennessee, and running thence in a northerly direction 16 1/2 feet, more or less, with the easterly boundary line of said Maggie E. Minton's Subdivision to an iron pin at the southeast corner of Lot No. 19 in said Subdivision; thence in a general westerly direction with the south line of Lots 17, 18 and 19 in said Subdivision, being the northerly margin of an alley as shown on said plat, to an iron pin at the southwest corner of Lot No. 17; thence at right angles in a southerly direction 16 1/2 feet, more or less, to the common northerly line of Lots Nos. 1 through 6, inclusive; thence in an easterly direction with the southerly margin of said alley and the common northerly line of Lots Nos. 1 through 6 to the point of beginning.

Being that portion of said alley, which was declared closed and abandoned by intrument of record in Book 2807, page 211, Register's Office for Davidson County, Tennessee.

Being property conveyed to Orris R. Stockwell and wife, Eileen C. Stockwell by deed from Evelyn Wittenbeck Foreman, of record in Book 4496, page 458, Register's Office for Davidson County, Tennessee

RECORDER'S MEMO
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

This conveyance is made subject to unpaid taxes.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said S. C. McDonald, Sr., his heirs and assigns, forever.

I, Vaden Lackey, Jr., Trustee, under said Deed of Trust, do hereby transfer, assign and convey unto the said S. C. McDonald, Sr., his heirs and assigns, all of the right, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a manner as I, as Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, said Vaden Lackey, Jr., Trustee, has hereunto set his hand this 23rd day of February, 1972.

B 5 0 9 7 0

IDENTIF. REFERENCE

MAR 7 9 50 AM '72

FEL A. MILLSTEAD
DAVIDSON COUNTY, TENN.

Vaden Lackey Jr.
Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Era Mary Stanley, a Notary Public for the State and County aforesaid, the within named Vaden Lackey, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 23rd day of February, 1972.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Era Mary Stanley
Notary Public

My commission expires:
October 23, 1972

MAR-7 72	CONV	*	400,000.00	
MAR-7 72	S'TAX		A* 1,040.00	
MAR-7 72	PR'FEE		A* .50	
MAR-7 72	W'DEED		A* 8.00	* 1,048.50