THIS INSTRUMENT PREPARED BY: Frank M. Newman, Attorney, Donelson, Tennessee

Burger
Capitol City Music Co
615 Thompson Ln.
Nashville, Tn. 37211

Taylor Hills, Sons

TRUSTEE'S DEED

BOOK 4740 PAGE 437

WHEREAS, by Deed of Trust dated July 28, 1972, of record in Deed Book 4626, page 186, in the Register's Office for Davidson County, Tennessee, Spencer O. Stoner and wife, Ruth Poole Stoner conveyed the property hereinafter described to H. Philip Sadler, Trustee, to secure the payment of the indebtedness mentioned and described in said Deed of Trust, and, 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 lawful owners and holders of said indebtedness, having declared all of the unpaid installments as described in said Deed of Trust due and payable and called upon the undersigned trustee to exercise the power of sale conferred by the terms of the said Deed of Trust and to sell the hereinafter said described property, and

WHEREAS, the said H. Philip Sadler, Trustee, did give notice of the time and place of sale of said property by publication in the Nashville Record, a newspaper published in Davidson County, Tennessee for three (3) consecutive weeks or twenty-one (21) days, one insertion of said advertisement of notice appearing in each of the issues of said newspaper on July 31st, August 2nd, August 14th and August 21st, 1973, respectively; and

WHEREAS, pursuant to said notice, I, H. Philip Sadler, Trustee, did offer said property for sale at public outcry to the highest bidder for cash and in bar of the right or equity of redemption and homestead on Wednesday, August 22nd, 1973 at 12:00 o'clock noon at the front and north door of the courthouse in Davidson County, Tennessee, and

WHEREAS, at said sale, Capitol City Music Company, Inc., was the highest and best bidder, its bid being $49,255.00,

NOW, THEREFORE, for and in consideration of the premises, I, H. Philip Sadler, Trustee, have bargained and sold and by these presents do transfer and convey unto the said Capitol City Music Company, Inc., its successors and assigns, the following described property situated in Davidson County, Tennessee, to wit:

Two Tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being Lots Nos. 4 and 5 of Block "A" on the Revised Plan of Myatt-Fagan Subdivision, of record in Book 1424, page 107, Register's Office for said County.

Said lots adjoin and front together 100 feet on the northerly side of Old Hickory Boulevard and run back, 243 feet on the easterly line of Lot 4 and 245.4 feet on the westerly line of Lot 5 to a dead line, which is a broken line, measuring 80 feet thereon.

TRACT NO. 2: Being the rear part of Lot No. 3, Block "A" on the Revised Plan of Myatt-Fagan Subdivision, as of record in Book 1424, page 107, Register's Office for said County, described as follows:

Beginning in the line between Lots Nos. 2 and 3, 96 feet northwest of the northerly margin of Old Hickory Boulevard; thence northwesterly with the line between said lots, 140.7 feet; thence westerly along the rear of Lot No. 3, Block "A", 40 feet to the common rear corner of Lots Nos. 3 and 4; thence southeasterly with the line between Lots Nos. 3 and 4, 145 feet to a point, 98 feet northwest of the northerly margin of Old Hickory Boulevard; thence easterly 50 feet to the point of beginning.

Being the same property conveyed to Spencer O. Stoner and wife, Ruth Poole Stoner, by deed from Lillie K. Bohannon of record in Book 4626, page 183, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all unpaid taxes and restrictions of record.

TO HAVE AND TO HOID, said tract of land together with all appurtenances, estate, title and interest thereto belonging to the said Capitol City Music Company, Inc., its successors and assigns forever.

I, H. Philip Sadler, Trustee, under the terms of the said Deed of Trust, do hereby transfer, assign and convey unto the said Capitol City Music Company, Inc., its successors and assigns, all the right, title and interest in and to said property which is vested in me and which I have the right to convey in as full and ample manner as I, as Trustee, under the terms of said Deed of Trust, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF, the undersigned H. Philip Sadler, Trustee, has hereunto set his hand this 22nd day of August, 1973.

H Philip Sadler

TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Frank M. Newman, a Notary Public in and for said County and State, the within named H. Philip Sadler, the bargainor, with whom I am personally acquainted and who acknowledged that he as Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Donelson, Tennessee, on this the 22nd day of August, 1973.

Frank M. Newman
NOTARY PUBLIC

FRANK M. NEWMAN NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 17 Nov. 1974

C 2 1 0 1 8

T
IDENTIF. REFERENCE

AUG 23 3 54 PM '73
FELIX A. ... DAVIDSON COUNTY, TENN.

AUG 23 CONV 49,255.00
AUG 23 STAX A* 128.18
AUG 23 PRTFEE A* .50
AUG 23 VOIDED A* 6.00 * 134.68

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49255.00
Affiant H. Philip Sadler

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 1973

NOTARY PUBLIC Frank M. Newman

MY COMMISSION EXPIRES: 17 Nov. 1974

AFFIX SEAL

FRANK M. NEWMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.