Instrument Prepared By Mail
Harlan Dodson III
900 Nashville City Bank Building
Nashville, TN 37201

Burger & Tarbills
Chevron Oil Co.
P.O. Box 1446
Louisville, Ky 40201
Attn: Terrell Sherman

81-2
184 pd

TRUSTEE'S DEED

BOOK 4798 PAGE 651

This deed, made and entered into this 22 day of March, 1974, by and between GARETH S. ADEN, TRUSTEE, hereinafter referred to as "Trustee", and CHEVRON OIL COMPANY, a California corporation.

W I T N E S S E T H:

WHEREAS, Auto Clean Service Company; a Tennessee corporation, executed to Gareth S. Aden, Trustee, upon the lands hereinafter described, a Deed of Trust dated December 20, 1972, and recorded at Book 4666, Page 270, Register's Office of Davidson County, Tennessee, which said Deed of Trust secured liability on the part of Chevron Oil Company upon its guarantee of December 13, 1972, covering a promissory note of Auto Clean Service Company and Lawrence B. Howard, Jr., individually to the First National Bank of Birmingham in the principal amount of Forty-Nine Thousand Five Hundred ($49,500.00) Dollars, with interest, said note being dated December 14, 1972, and;

WHEREAS, default on the aforesaid note by Auto Clean Service Company and Lawrence B. Howard, Jr., having resulted in demand by the First National Bank of Birmingham upon the guarantee of Chevron Oil Company and the payment by Chevron Oil Company of Fifty-One Thousand One Hundred Eighty-Four ($51,184.65) Dollars and Sixty-Five Cents to the First National Bank of Birmingham on December 13, 1973, along with the assignment of said note-in-default, without recourse, to Chevron Oil Company on even date, and;

WHEREAS, upon payment evidencing and honoring liability by Chevron Oil Company as above stated, Chevron Oil Company having called upon Trustee to foreclose said Deed of Trust and the said Trustee having given due notice to Auto Clean Service Company by mail and by advertisement in the Nashville Record in issues of February 26, 1974, March 5 and 12, 1974, of said foreclosure, said advertisement being as required by law and the terms of said Deed of Trust, and;

WHEREAS, under the terms of said notice by advertisement and mail and under the conditions contained in said notice, said land was offered for sale at the South Door of the Courthouse, Davidson County, Tennessee, at 12:05 p.m. on Wednesday, March 20, 1974, when and where Chevron Oil Company, by its authorized representative, upon public cry, became the last and highest bidder at the price of Fifty-One Thousand One Hundred Eighty-Four ($51,184.65) Dollars and Sixty-Five Cents.

NOW, THEREFORE, the said Gareth S. Aden, Trustee, in consideration of the aforesaid premises and in consideration of the receipt of the sum of Fity-One Thousand One Hundred Eighty-Four ($51,184.65) Dollars and Sixty-Five Cents paid to him as required by law and the terms of the Deed of Trust, has bargained and sold, and does by these presents bargain, sell and convey to the said Chevron Oil Company, a California corporation, its successors and assigns, the said land, the same being in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Tract No. 9 on the Plan of the G. W. Akenbauer Estate as divided in Chancery Court under Rule No. 65611 and described according to a survey dated November 28, 1972,made by Kohl-Coode and Associates, as follows:

Beginning at an iron pin on the westerly margin of 28th Avenue North, said point being south 34 degrees 10' West 200 feet from the southwest intersection of 28th Avenue, North and Clarksville Highway, said beginning point also being the southeast corner of Lot No. 1 on a plat showing a resubdivision of a part of Lot No. 9 of the G. W. Akenbauer Estate as of record in Book 4470, page 98, Register's Office for Davidson County, Tennessee; thence with said 28th Avenue North, South 34 degrees, 10' West 49.35 feet to an iron pin, the northeast corner of the property conveyed to Walter Reed Capps, et al by Deed of record in Book 3841, page 901, Register's Office for said County; thence along the line of said conveyance North 76 degrees 59' West 214.45 feet to an iron pin in the east line of the property conveyed to Geroge Cole and wife, by deed of record in Book 3673, page 307, said Register's Office; thence with Cole's east line North 34 degrees 10' East 326.73 feet to an iron pin in the southerly margin of Clarksville Highway; thence with the margin of said South 55 degrees 50' East 140 feet to an iron pin in the northwest corner of said Lot No. 1; thence with Lot No. 1 South 34 degrees 10' West 200.0 feet to an iron pin; thence South 55 degrees 50' East 60 feet to the beginning.

Being the same property conveyed to Gareth S. Aden, Trustee, by Auto Clean Service Company by Deed of Trust dated December 20, 1972 and recorded at Book 4666, Page 270, Register's Office of Davidson County, Tennessee.

IT BEING UNDERSTOOD that this conveyance does not include the following personalty: certain automatic car wash equipment, steel building, signery, and on-site improvements, excluding also petroleum installations.

TO HAVE AND TO HOLD the aforesaid lands and premises together with all privileges and appurtenances thereto, except as to the above-stated personalty, in as full and ample manner as the Trustee has power to convey the same.

IN TESTIMONY WHEREOF, the said Gareth S. Aden, Trustee has hereunto set his signature on the date above written.

Gareth S. Aden, Trustee
TRUSTEE

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, Linda Saunders, a notary public in and for the state and county above, Gareth S. Aden, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument in the capacity and for the purposes stated therein.

Witness my hand and seal at Nashville, Tennessee, this 22 day of Marhc, 1974.

Linda Saunders
Notary Public

LINDA SAUNDERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: August 16 1977

646741

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IDENTIF. REFERENCE

MAR 22 3 27 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AFFIDAVIT

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

The actual consideration or value for this transfer is Fifty-One Thousand One Hundred Eighty-Four and 65/100 ($51,184.65) Dollars.

Affiant

Sworn to and subscribed before me this 22 day of March, 1974.

Notary Public

My Commission Expires: August 16, 1977

MAR 22	CONV	51,184.65			
MAR 22 S'TAX			A*	133.12	
MAR 22 PR'FEE			A*	.50	
MAR 22	W'DEED		A*	8.00	* 141.62