TRUSTEE'S DEED BOOK 4850 PAGE 121

FROM: George H. Cate, Jr., Trustee

TO: Wiley Jackson Greer and wife, Sioda Greer

This deed prepared by
George H. Cate, Jr., Attorney
510 Stahlman Building
Nashville, Tn. 37201

mail to-

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. & Mrs. W. J. Greer 404 Meadow Lark Lane Brentwood, Tn. 37027	Same	106-1 108,109, 119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,525.24.

George H. Cate, Jr.
Affiant

Subscribed and sworn to before me, this 3rd day of September, 1974.

Margaret A. Cate
Notary Public

My Commission Expires:

C 7 0 1 8 4

IDENTIF. REFERENCE

SEP 6 2 55 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

This deed made and entered into this 3rd day of September, 1974, by and between George H. Cate, Jr., acting as Trustee as hereinafter stated, Grantor, and Wiley Jackson Greer and wife, Sioda N. Greer, Grantees;

WITNESSETH:

Whereas, Diversified Restaurants, Inc., a Tennessee Corporation, executed to said George H. Cate, Jr., Trustee, upon the lands hereinafter described a deed of trust contained in an installment deed, dated the 1st day of May, 1973, and recorded in Book 4713, Page 47, in the Office of the Register of Deeds of Davidson County, Tennessee; and whereas the indebtedness thereby secured being overdue and unpaid, and otherwise in default, and

the holders of the said indebtedness having called upon the said Trustee to foreclose the said deed of trust, the said Trustee after due advertisement as required by law and the terms of the deed of trust, and after a continuation and reschedule of the sale in accordance with a consent decree of the Chancery Court for Davidson County, Tennessee, Part Two, under Rule No. A-4024, in the cause of Diversified Restaurants, Inc., Plaintiff, versus Grady Allen Bradley, Defendant, entered pursuant to a hearing before the Chancellor on August 12th, 1974, offered said land for sale at the South Door of the Court House for Davidson County, on Tuesday, September 3rd, 1974, at 12 Noon, when and where Wiley Jackson Greer and wife, Sioda N. Greer, became the last and highest bidder at the price of $209,525.24.

Now, therefore, the said George H. Cate, Jr., acting as Trustee as aforesaid, in consideration of the premises and of the said sum of $209,525.24, representing the unpaid principal balance upon the promissory note from Diversified Restaurants, Inc., to W. J. Greer and Sioda N. Greer, has bargained and sold and by these presents does bargain, sell and convey unto the said Wiley Jackson Greer and wife, Sioda N. Greer, their heirs and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson, State of Tennessee, more particularly described and bounded as follows:

Four tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. 1: Being Lots No. 3 and 4 on the Map of Minton's Subdivision of Lots No. 1, 5 and 6 of the Nance Lands, as of record in Book 161, Page 95, Register's Office for said County, and more fully described as follows:

SAID Lots No. 3 and 4 front together 100 feet on the southerly side of Murfreesboro Pike, as widened and run back between parallel lines, 165 feet to an alley.

Being part of the property conveyed to Wiley Jackson Greer and wife, Sioda N. Greer, by deed from Alice Cashion et al, of record in Book 2032, Page 480, and by deed from Sioda N. Greer, of record in Book 3403, Page 143, Register's Office for Davidson County, Tennessee.

TRACT NO. II: Being part of Lot No. 14 on the Plat of Minton's Subdivision of certain lots of the Nance Lands, of record in Book 161, Page 95, Register's Office for said County.

SAID part of said lot fronts 39.5 feet on the easterly side of Nance Lane (formerly Hales' Avenue) and runs back between lines, 214.8 feet on the northerly line and 198 feet, more or less, on the southerly line to a dead line in the rear, on which it measures 40 feet, more or less, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Nance Lane at a point five feet northwardly of the southwesterly corner of Lot 14 as shown on said recorded plat (being the northwesterly corner of the tract conveyed by Alice Cashion et vir, and J. Campbell Jenkins et ux to L. P. Gresham and wife, Martha Gresham, by deed dated May 7, 1952, of record in Book 2045, Page 469, Register's Office for said County) thence eastwardly 198 feet, more or less, to a point 18 feet northwardly from the southerly line of Lot 14 (being a point in the westerly margin of the tract conveyed to Mercury Courts, Inc., by deed of record in Book 2044, Page 48, Register's Office for said County); thence northwardly with the Mercury Court, Inc., line 40 feet, more or less, to the northerly line of Lot 14 as shown on said recorded plat; thence westwardly 214.8 feet to a point in the easterly margin of Nance Lane, being the northwesterly corner of Lot No. 14 as shown on said recorded plat; thence with the easterly margin of Nance Lane, southwardly 39.5 feet to the point of beginning.

Being the same property conveyed to Sioda N. Greer and husband, W. J. Greer, by deed from T. B. Martin and wife, of record in Book 2746, Page 127, Register's Office for Davidson County, Tennessee.

TRACT NO. III: Being the westerly 25 feet of Lot No. 5 on the Map of Minton's Subdivision of Lots No. 1, 5 and 6 of Nance Lands, of record in Book 161, Page 95, Register's Office for said County.

Said Part of said Lot No. 5 fronts 25 feet on the south side of Murfreesboro Pike, as widened, by decree of record in Minute Book 56, Page 346 of the Second Circuit Court, of said County, and runs back between lines 165 feet, more or less, to an alley.

BEING part of the property conveyed to Wiley Jackson Greer and wife, Sioda N. Greer, by deed from Alice Cashion et al, of record in Book 2032, Page 480, and by deed from Sioda N. Greer, of record in Book 3403, Page 143, Register's Office for Davidson County, Tennessee.

TRACT NO. IV: Being all that portion of Lot 2 on the Map of Minton's Subdivision of Lots No. 1, 5 and 6 of the Nance Lands, as of record in Book 161, Page 95, Register's Office for said County, except a strip along the front of said lot taken for the widening of Murfreesboro Pike, and in addition to said lot that portion of a 16 foot alley, now closed, lying immediately in the rear of said lot.

Said property fronts 50 feet on the southerly side of Murfreesboro Pike, as widened, and runs back between parallel lines, 181 feet to a dead line on which it measures 50 feet.

BEING the same property conveyed to W. J. Greer and wife, Sioda N. Greer, by deed from Mrs. Hoyte C. Parkes, of record in Book 3501, Page 146, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Diversified Restaurants, Inc., by deed from Wiley Jackson Greer and wife, Sioda N. Greer, of record in Book 4713, Page 47, Register's Office for Davidson County, Tennessee.

This is improved property known as 407 Murfreesboro Road, Nashville, Tn. 37210.

To have and to hold, said lands and premises, together with all privileges and appurtenances thereunto belonging, to the said Wiley Jackson Greer and wife, Sioda N. Greer, their heirs and assigns in as full and ample a manner as the said Trustee has power to convey the same. This conveyance is made to the Grantees free from the equity of redemption, homestead and dower, and all exceptions of any kind, all of which were expressly waived in the said installment deed and deed of trust. The said conveyance is made subject to a first deed of trust to E. Harold Edwards, Trustee, of record in Book 3861, Page 700, Register's Office for Davidson County, Tennessee, securing a promissory note to Commerce Union Bank, and to any other prior liens and restrictions, restrictive covenants, easements, and setback lines, if any, recorded in the said Register's Office applicable to said property, and subject to all unpaid real estate taxes.

IN TESTIMONY WHEREOF, said George H. Cate, Jr., acting as Trustee as hereinabove stated, has hereunto set his signature this 3rd day of September, 1974.

George H. Cate, Jr.
TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SEP-6 CONV * 209,525.24
SEP-6 S'TAX A* 544.70
SEP-6 PR'FEE A* .50
SEP-6 W'DEED A* 8.00 * 553.20

Personally appeared before me, Margaret A. Cate, a Notary Public in and for said County and State, the within named George H. Cate, Jr., 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 Nashville, Tennessee, this 3rd day of September, 1974.

Margaret A. Cate
Notary Public

My Comm. Expires: 1-26-77

MARGARET A. CATE NOTARY PUBLIC DAVIDSON COUNTY, TENN. COM. EXPIRES JAN. 26, 1977