This Instrument Was Prepared By:

JOHN G. DOAK, ATTORNEY
2525 LEBANON ROAD
NASHVILLE, TENNESSEE 37214

Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

BOOK 4882 PAGE 715

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL NOS.
BAKER-FREEMAN & ASSOCIATES, INC.	SAME	Map 107
2517 Lebanon Road		Par. 21 & 20.1
Nashville, Tenn. 37214		

JAN21 75 CONV 30,000.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAN21 75 S'TAX A* 78.00
JAN21 75 PR'FEE A* .50
JAN21 75 W'DEED A* 4.00 * 82.50

The actual consideration or value whichever is greater, for this transfer is $30,000.00.

X Marie B. Cummings
Affiant

Subscribed and sworn to before me, this the 15th day of January, 1975.

Helen L. Sandson
Notary Public

HELEN L. SANDSON NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires: 11August 1975.

The address of the property is Massman Drive, Nashville, Tennessee

TRUSTEE'S DEED

This indenture, made and entered into this the 15th day of January, 1975, by and between John G. Doak, Trustee, First Pary, and Baker-Freeman & Associates, Inc., Second Party.

WITNESSETH

WHEREAS, on the 26th day of June, 1974, Milford C. Smith et ux, Judith Smith executed an Installment Deed conveying the herein described property to John G. Doak, Trustee to secure an installment deed note simultaneously executed therewith; and,

WHEREAS, default was made in the payment of said installment deed note; and,

WHEREAS, the owner and holder of said installment deed note, directed the First Party to advertise and sell the said property in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms and provision of said installment deed note and the installment deed; and,

WHEREAS, the First Party did avertise said property for sale in accordance with the terms of said installment deed; notices of the time, place and terms of said sale having been published in the Nashville Record on Tuesday December 17, 1974, Tuesday December 24, 1974, Tuesday December 31st, 1974 and Tuesday January 7th, 1975; and,

WHEREAS, pursuant to said notices, First Party did offer said property for sale at the south door of the Davidson County Courthouse in Nashville, Tennessee, on Tuesday the 14th day of January, 1975, at 12:00 noon; and,

WHEREAS, Baker-Freeman & Associates, Inc., Second Party, was the highest and best bidder and became the purchaser of said property at and for the sum of Thirty Thousand Dollars ($30,000.00); and, said sum of said bid having been paid, the receipt is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises, John G. Doak, Trustee has

this day bargained and sold, and does hereby transfer and convey unto Baker-Freeman & Associates, the following described real property located in Nashville, Davidson County, Tennessee.

LAND in Davidson County, Tennessee, being part of Lot no. 1 on the Thomas Pooles' Lands, as of record in Book 161, page 103, Register's Office for said County, and described according to a survey by John M. Sullivan, dated September 19, 1970 as follows:

PARCEL I: Beginning at a concrete monument in the easterly margin of Massman Drive, in the northerly boundary of Patricia Heights Annex Subdivision, as of record in Book 2900, page 37; thence along the easterly margin of Massman Drive, North 31° 12' West 136.4 feet to a point; thence North 27° 39' West 99 feet to an iron pin in Robert E. Couch and wife's southerly boundary line; thence with the same, North 71° 05' East 654.2 feet to an iron pin; thence South 23° 55' East 94.8 feet to an iron pin; thence South 26° 15' East 145.3 feet to a concrete monument; thence South 25° 04' East 145.9 feet to a concrete monument; thence south 23° 37' East 98 feet to an iron pin in concrete in the northerly boundary of Patricia Heights Annex Subdivision, above referred to; thence with the same, North 87° 41' West 268.4 feet to an iron pin; thence North 88° 25' West 453.8 feet to the point of beginning, containing 5.27 acres.

PARCEL II: Being triangular in shape and lying west of Massman Drive, and described as follows:

BEGINNING at a concrete monument in the west margin of Massman Drive, being the south east corner of the land herein described; thence along said Drive North 31° 12' West 101 feet to a point; thence North 27° 39' West 29.8 feet to a point in the west boundary of the original tract; thence with the same, South 19° 54' West 196.3 feet to an iron pin; thence South 85° 22' East 26.2 feet to the point of beginning, containing 0.03 acres.

BEING the same property conveyed to Milford C. Smith et ux, Judith Smith by deed from Robert E. Baker, Trustee, of record in Book 4831, page 730 and 731, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real property unto Baker-Freeman & Associates, Inc., its' successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

AND, I, JOHN G. DOAK, TRUSTEE do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Baker-Freeman & Associates, Inc., its successors, representatives and assigns, against the lawful claim of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned, JOHN G. DOAK, TRUSTEE, has hereunto set his hand this 15th day of Jan., 1975.

John G. Doak
JOHN G. DOAK, TRUSTEE
FIRST PARTY

C8491

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named JOHN G. DOAK, TRUSTEE, the within named bargainor, with whom I am personally acquainted, and who acknowledged, that he, being so authorized to do, executed the within instrument as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of Jan., 1975.

Helen L. Sandson
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11 August 1975

HELEN L. SANDSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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