Address New Owner:
Stringfellow Lumber
Company, Inc.
Robinson Road
Old Hickory, TN

Send Tax Bills to:

Same

Map-Parcel Nos.
44-9-29
44-0-13
44-0-15
44-0-16

prepared by
[illegible], Attorneys
First American Center
Nashville, Tennessee 37238

TRUSTEE'S DEED BOOK 4909 PAGE 877

WHEREAS, Old Hickory Box and Lumber Company, a Tennessee corporation, executed a Deed of Trust to William K. Beasley, Trustee, dated April 9, 1971 and recorded in Book 4493, page 23, Register's Office of Davidson County, Tennessee, to secure any and all indebtednesses of Old Hickory Box and Lumber Company, a Tennessee corporation, Building Industries, Inc., a Tennessee corporation, and/or Pal Lumber and Manufacturing Company, a Kentucky corporation, to First American National Bank of Nashville, whether those indebtednesses were presently existing or thereafter incurred; and

WHEREAS, the indebtedness secured by said Deed of Trust is in default and the true and lawful holder of said indebtedness has declared the entire indebtedness due and payable and has called upon said Trustee to foreclose said Deed of Trust; and

WHEREAS, said Trustee has advertised said property for sale in accordance with the terms of the Deed of Trust and has offered said land for sale at noon on May 2, 1975, at public auction at the front door of the Court House in Davidson County, Tennessee, to the highest bidder for cash, free of the equity of redemption, homestead, dower, and all other exemptions of every kind, but subject to any and all unpaid taxes, at which time Stringfellow Lumber Company, Inc. became the last and highest bidder at the price of $174,500.

NOW, THEREFORE, I, William K. Beasley, acting as Trustee, in consideration of the premises and of the sum of $174,500.00, to me in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do hereby transfer and convey to Stringfellow Lumber Company, Inc., a Delaware corporation, its successors and assigns, the following tracts of land in Davidson County, Tennessee, more particularly described as follows:

TRACT I:

Beginning on the northerly margin of ByPass Highway or Robinson Road, being south 45° 20' west 88 feet from the southeast corner of the property conveyed to H. E. Richardson by deed from Nashville Industrial Corporation, as of record in Book 1300, page 657, Register's Office; thence with the northerly margin of ByPass Highway or Robinson Road, south 42° 50' east 200 feet; thence north 44° 45' east 1,047 feet; thence north 45° 41' west 100 feet to the northeast corner of the property conveyed to Old Hickory Lumber Company, by deed from Ella F. Hovey, as of record in Book 967, page 269, Register's Office; thence with said Lumber Company's eastern boundary line south 41° 40' west 239 feet and north 84° 45' west 144.5 feet to a point in the eastern boundary line of the said Richardson Tract; thence with said Richardson's eastern boundary line, south 45° 20' west 627.5 feet more or less, to said Richardson's southeast corner and continuing in the same direction 88 feet to the beginning. Being the same property conveyed to Old Hickory Box & Lumber Company, by deed from Nashville Industrial Corporation, in Book 2860, page 547, as rerecorded in Book 2864, page 280, said Register's Office.

TRACT II:

Being in the 4th District in what is known as Jones or Hadley's Bend of the Cumberland River, described as follows:
BEGINNING on an iron pipe, being H. E. Richardson's northwest corner and in Rayon City's east boundary and running thence the following courses and distances:
North 39° 46' east 157 feet with Rayon City Property to an iron pipe north of drive used by Old Hickory Lumber Co., and being described in Rayon City Survey as south 40° 55' west; thence south 51° 40'E. 25 feet crossing end of T.C.R.R. Right of Way to an iron pipe 12 1/2 feet from center of R.R. tract at south end and 1 feet from north gate at entrance to Old Hickory Lbr. Co.; thence south 39° 46' west 124.2 feet with Old Hickory Lbr. Co., line to an iron pipe at southwest corner of Old Hickory Lumber Co. property purchased in 1928; thence south 82° 30' east 325.7 feet with Old Hickory Lumber Co. line to an iron pipe at south corner of Old Hickory Lbr. Co. property purchased in 1928 and being described as south 81° 36' east in Old Hickory Lbr. Co., survey of 1928; thence north 84° 45' west 144.5 feet with tract sold to Old Hickory Lbr. Co., 1959 and 213.5 feet with north line of Richardson's property in all 358 feet to the beginning, containing 0.12 acres.
BEING the same property conveyed to Old Hickory Box & Lumber Company, by deed from Nashville Industrial Corporation, as of record in Book 2902, page 297, said Register's Office.

TRACT III:

Land in the Fourth Civil District of Davidson County, Tennessee, in what is known as Jones' or Hadley's Bend of the Cumberland River, and more particularly described as follows:
BEGINNING at an iron pin 35 feet easterly from the center line of Bridgeway Avenue and 33 feet more or less southerly from the center line of Rayon Drive; thence south 47° 15' west and parallel with Bridgeway Avenue, 100 feet more or less to an iron pin; thence south 42° 45' East, 876.3 feet more or less to an iron pin; thence North 47° 15' East, 632.4 feet more or less to an iron pin; thence north 85° west, 213.5 feet more or less to an iron pin; thence south 39° 05' W,131.1 feet more or less to an iron pin; thence north 81° 15' west, 302.5 feet more or less to an iron pin; thence north 28° 56' west, 141.3 feet more or less to an iron pin; thence north 65° west, 245.2 feet more or less to an iron pin; thence north 46° 50' west, 137.5 feet more or less to the point of beginning. Said tract containing 5.03 acres, more or less by calculation.

Being the same property conveyed to Old Hickory Box and Lumber Company, by deed from Mrs. Marium Richardson Sanders, et al, as of record in Book 4317, page 522, said Register's Office.

TRACT IV:

A certain tract or parcel of land in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:
BEGINNING at a point on the edge of the right of way of Tennessee Central Railway "Y" Tract at Old Hickory, said point being marked by an iron pin, and situated 41.2 feet eastwardly from the switch point of said "Y" tract also being located on a curve (455 feet radius) and 41.2 feet from the beginning of said curve and thence running parallel to said tract and 12-1/2 feet distance from center line of same South 48° 7' West 320 feet to an iron pin opposite end of railway tract; thence on a line parallel to and 25 feet from the boundary line of Rayon City Company South 39° 46' West 124.2 feet to an iron pin; thence South 81° 36' East 325.7 feet to an iron pin; thence North 48° 11' East 239 feet to an iron pin; thence North 41° 49' West 255 feet to the point of beginning and containing 87,120 square feet, or two acres.

Being the same property conveyed to Old Hickory Box and Lumber Company, formerly Old Hickory Lumber Company, by deed from Ella F. Hovey, of record in Book 967, page 269, of the Register's Office for said County.

TRACT V:

Being the easterly 10 feet of Lot No. 238 on the Map of Rayon City, Old Hickory, Tennessee, as of record in Book 843, page 13, Register's Office for Davidson County, Tennessee.

Said easterly portion of Lot No. 238 fronts 10 feet on the southeasterly side of Rayon Drive and runs back 154.7 feet on the northeasterly line and the southwesterly line extends back from Rayon Drive to a dead line and said dead line or rear line measures approximately 10.6 feet more or less.

Being property conveyed to Old Hickory Box & Lumber Company, Inc., a Tenn. Corp., by deed from Mrs. C. M. Hovey, as of record in Book 1632, page 455, said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple forever, to the said Stringfellow Lumber Company, Inc., its successors and assigns, free from the equity of redemption and all other rights and exemptions, but subject to 1974 and 1975 real property taxes which are assumed by the Grantee.

AND I, William K. Beasley, Trustee, do hereby transfer and assign to the said Stringfellow Lumber Company, Inc., its successors and assigns, all of the covenants and warranties contained in said Deed of Trust and do hereby warrant the title to Stringfellow

Lumber Company, Inc., its successors and assigns, in as full and ample manner as I, acting as Trustee under said Deed of Trust, can do, but no further or otherwise.

IN WITNESS WHEREOF, I, William K. Beasley, Trustee, have executed this Deed on this 5th day of May, 1975.

C96967

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IDENTIF. REFERENCE

MAY 5 4 18 PM '75
FEE REGISTER
DAVIDSON COUNTY, TENN.

William K. Beasley, Trustee
WILLIAM K. BEASLEY, TRUSTEE

MAY-5-75 CONV 90,000.00
MAY-5-75 CONV 84,500.00
MAY-5-75 STATE TAX A* 453.70
MAY-5-75 REGISTER'S FEE A* .50
MAY-5-75 RECORDING FEE A* 8.00
A* 462.20

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 174,500.00 .

William K. Beasley, Trustee
AFFIANT

Sworn to and subscribed before me, this 5th day of May, 1975.

Steven C. Cavnar
Notary Public

My Commission Expires: 1-29-79

STEVEN C. CAVNAR ★ NOTARY PUBLIC AT LARGE ★ STATE OF TENNESSEE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Steven C. Cavnar, a Notary Public in and for said County and State, the within named WILLIAM K. BEASLEY, 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 5th day of May, 1975.

STEVEN C. CAVNAR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Steven C. Cavnar
Notary Public

My Commission Expires:
1-29-79