This instrument prepared by:
Don L. Smith, Attorney
Manier, White, Herod, Hollabaugh & Smith
Home Federal Tower
Nashville, Tennessee 37219

Map & Parcel
91-12
223-239

Buyer & Send Tax Notice To:
General Electric Credit Corp of Ga
3400 Peachtree Street, N.E.
Atlanta, Georgia

BOOK 4918 PAGE 369

TRUSTEE'S DEED

WHEREAS, Old Hickory Box and Lumber Company, a Tennessee corporation, executed a Deed of Trust to Robert C. Hendon, Jr., Trustee, dated February 13, 1974 and recorded in Book 4788, page 468, Register's Office of Davidson County, Tennessee, to secure the indebtedness therein described; 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 June 3, 1975, at public auction, at the front door of the Courthouse, 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 which are a lien upon the said property on the date of sale, to all other restrictions, easements and prior encumbrances which are of record or may affect title to the premises,* at which time General Electric Credit Corporation of Georgia became the last and highest bidder at the price of One Hundred Fifty-Five Thousand ($155,000.00) Dollars.

NOW, THEREFORE, I, Robert C. Hendon, Jr., acting as Trustee, in consideration of the premises and for One Hundred Fifty-Five Thousand ($155,000.00) Dollars consideration represented by the extinguishment of existing debt, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do hereby transfer and convey to General Electric Credit Corporation of Georgia, a Georgia corporation, its successors and assigns, the following tracts of land in Davidson County, Tennessee, more particularly described as follows:

* and to a contract for sale of real estate dated September 27, 1974, entered into by Old Hickory Box and Lumber Company and J. H. Brewer Enterprises, a partnership.

TRACT NO. 1: Being parts of Lots Nos. 3 and 4 on the Plan of Clifton, as of record in Book 21, page 35, Register's Office for said County, described as follows:

Beginning on the southerly margin of Delaware Avenue at the northwest corner of the property conveyed to Max Greenburg, et al, by deed from Willard Oakley, of record in Book 3965, page 491, Register's Office for said County; thence with the southerly margin of Delaware Avenue, south 88° 02' west 25.2 feet to a point in the eastern boundary line of the Willard Oakley Lumber Company Property; thence with the eastern boundary line of the same, southerly 166.41 feet to a point in the northerly margin of the right-of-way of Interstate Highway I-40; thence with the northerly margin of said Highway, north 87° 29' east 25 feet to Greenburg's southwest corner; thence with the westerly line of said property north 8° 35' east 165 feet, more or less, to the beginning.

Being part of the real property conveyed to Willard Oakley (one and the same person as Willard A. Oakley) by deed from J. B. Michael & Company, Inc., of record in Book 3815, page 278, said Register's Office.

TRACT NO. 2: Being Lots Nos. 49, 51, 53, 55, 57 and 59 of Block No. 11, Lots Nos. 61, 63, 65, 67, 69 and 71 of Block No. 13 on Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County, also the unnumbered blocks of ground lying between the alley in the rear of blocks Nos. 9, 11 and 13 and 41st Avenue North, part of Georgia Avenue, part of Delaware Avenue, part of Correy Street, the alley between Blocks Nos. 11 and 13, the alley east of Blocks Nos. 9, 11 and 13, and the alley lying between the unnumbered blocks east of Blocks Nos. 11 and 13, described together according to a survey made by Turner Engineering Company, Consulting Engineers, July 19, 1955, as follows:

Beginning at the southwest corner of 41st Avenue North, as now located, and Delaware Avenue, formerly Correy Street, as now located; thence with the westerly margin of 41st Avenue North, northwardly 357 feet to the northwest corner of 41st Avenue North and Georgia Avenue, now abandoned; thence with the northerly margin of said Georgia Avenue, westwardly 141.2 feet; thence southwardly and parallel with the easterly margin of 42nd Avenue North, 40 feet to the center of said Georgia Avenue; thence with the center of said Avenue, westwardly 122.6 feet to an iron pin on the easterly margin of 42nd Avenue North; thence with the easterly margin of said Avenue, southwardly 353 feet; thence southeastwardly, crossing Delaware Avenue, 121.5 feet to the northeasterly line of the right-of-way of the N. C. & St. L. Railroad in the southerly line of Delaware Avenue; thence with the northerly line of said Block No. 9, eastwardly 66.6 feet to the northeast corner of said Block No. 9; thence with the easterly line of said Block No. 9, southwardly 134 feet, more or less, to the northeasterly line of said Railroad right-of-way; thence with said line, southeasterly 167.5 feet to a steel corner post; thence northwardly 446 feet to the southerly margin of Delaware Avenue, formerly Correy Street, as now established at a steel corner post; thence with the southerly margin of said Avenue, westwardly 27.6 feet to the beginning, containing 3.54 acres, more or less.

Including but excluding therefrom a tract of land conveyed to the State of Tennessee, by deed from Willard Oakley Lumber Company, a partnership composed of Willard A. Oakley and Service Corporation, of record in Book 3867, page 492, Register's Office for said County.

Being part of the real property conveyed to Willard Oakley Lumber Company, a partnership, by deed from Willard A. Oakley, et al., of record in Book 3434, page 131, and by deed of correction, of record in Book 3537, page 207, Register's Office for said County. The partners in said Willard Oakley Lumber Company were Willard A. Oakley and Service Corporation, a Tennessee corporation. Said partnership was dissolved on September 24, 1969, and the interest of Service Corporation in the partnership assets, including the above-described property, is now vested in Willard A. Oakley, and Service Corporation joins in this deed, as hereinafter set forth, for the purpose of conveying to the Grantee any interest it may have in said property.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances and improvements thereunto belonging, free from the equity of redemption and all other rights and exemptions to the said General Electric Credit Corporation of Georgia in as full and ample a manner as the said Trustee has power to convey the same.

IN WITNESS WHEREOF, I, Robert C. Hendon, Jr., Trustee, have executed this Deed on the 3rd day of June, 1975.

Robert C. Hendon, Trustee

ROBERT C. HENDON, JR., TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Fifty-Five Thousand ($155,000.00) Dollars.

John L Smith

AFFIANT

Sworn to and subscribed before me,

this 3rd day of June, 1975.

Notary Public

My Commission Expires November 23, 1977

My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, JUSTIN P WILSON, a Notary Public in and for said County and State, the within named ROBERT C. HENDON, 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 June, 1975.

Justin P. Wilson
Notary Public

My Commission Expires: 5/20/78

NOTARY PUBLIC DAVIDSON COUNTY, TN.

D0095 7

IDENTIF. REFERENCE

JUN 3 4 26 PM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

JUN-3 75	CONV	90,000.00			
JUN-3 75	CONV	65,000.00			
JUN-3 75 S'TAX			A*	403.00	
JUN-3 75 PR'FEE			A*	.50	
JUN-3 75	W'DEED		A*	8.00	* 411.50