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IDENTIF. REFERENCE

JUL 3 3 19 PH '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4929 PAGE 311

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 77,002.37 .

J. W. Oliphant
Affiant

Subscribed and sworn to before me this 2nd day of July, 1975.

Harold W. Stapleton
Notary Public

My commission expires 6-3-78.

Address new owners as follows:
Home Federal Savings and Loan
Association of Nashville
230 Fourth Avenue, North
Nashville, Tennessee 37219

Send Tax Bills to: Same

Map-Parcel Numbers
161
136 PW

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 2nd day of July, 1975, by and between CHARLES NELSON, JR., TRUSTEE, FIRST PARTY, and HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE, SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated July 10, 1972, of record in Book 4622, page 238, Register's Office for Davidson County, Tennessee, Deffet Rentals, Inc., conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of One Hundred Thirty Thousand and no/100 Dollars ($130,000.00); and,

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said note and deed of trust; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of said

This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
L & C Tower, Nashville, Tenn.

sale being published in The Nashville Record on June 3, 10, and 17, 1975; and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, June 26, 1975, at 12:00 o'clock noon, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Seventy-Seven Thousand Two and 37/100 Dollars ($77,002.37), and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by these presents transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

TRACT I: The following is a description of a parcel of land in Davidson County, Tennessee, located generally on the West side of Nolensville Road North of Old Hickory Boulevard, according to a survey by Hart-Freeland-Roberts, Inc., dated March 3, 1972:

Beginning at a point in the northeast corner of said parcel, said point being 1,420.0 feet from a concrete monument in the westerly margin of Nolensville Road and said point being on a common line between said parcel and Kingswood Park Subdivision as of record in Book 2900, page 70, said Register's Office; thence, North 83 deg. 59 min. West a distance of 586.33 feet to a point; thence South 36 deg. 22 min. West a distance of 25.66 feet to a point; thence, South 7 deg. 06 min. West a distance of 931.35 feet to a point; thence North 80 deg. 51 min. East a distance of 910.0 feet to a point; said point being a common corner with the southwest corner of Phase I; thence, North 44 deg. 09 min. West a distance of 220.0 feet to a point; thence North 51 deg. 51 min. East a distance of 185.0 feet to a point; thence North 27 deg. 09 min. West a distance of 253.0 feet to a point; thence North 18 deg. 24 min. West a distance of 194.0 feet to a point; thence North 0 deg. 32 min. West a distance of 57.29 feet to the point of beginning and containing 14.32 acres.

Being the same property conveyed to Deffet Rentals, Inc., by deed from Deffet Tennessee Partners, Ltd., of record in Book 4622, page 236, said Register's Office.

TRACT II: AN EASEMENT DESCRIBED AS FOLLOWS: Beginning at a point in the westerly margin of Nolensville Road, said point being 698.97 feet from the centerline of Brewer Drive; thence North 83 deg. 59 min. West a distance of 150.66 feet to a point, said point being the beginning of a curve to the left; thence along said curve to the left radius 279.56 a distance of 537.20 feet

to a point, said point being the end of said curve; thence South 14 deg. 05 min. East a distance of 123.63 feet to a point; thence North 88 deg. 37 min. West a distance of 671.10 feet to a point; thence South 80 deg. 51 min. West a distance of 287.37 feet to a point; thence North 9 deg. 09 min. West a distance of 50.0 feet to a point, said point being in the southerly property line of The Timbers Phase II development; thence North 80 deg. 51 min. East a distance of 292.0 feet to a point; thence South 88 deg. 37 min. East a distance of 615.0 feet to a point; thence North 14 deg. 05 min. West a distance of 57.85 feet to a point, said point being the beginning of a curve to the right; thence along said curve to the right radius 279.56 feet a distance of 304.05 feet to a point, said point being the end of said curve; thence along a curve to the left radius 25 feet a distance of 57.68 feet to a point, said point being the end of said curve; thence North 83 deg. 59 min. West a distance of 156.08 feet to a point; thence North 14 deg. 05 min. West a distance of 26.62 feet to a point; thence South 83 deg. 59 min. East a distance of 532.43 feet to a point, said point being in the westerly margin of Old Hickory Boulevard; thence South 14 deg. 05 min. East a distance of 14.67 feet to a point; thence South 13 deg. 46 min. East a distance of 11.93 feet to the point of beginning.

Being the same property conveyed to Deffet Rentals, Inc., by deed from Brentwood East Company, a Limited Partnership, of record in Book 4622, page 233, said Register's Office.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Charles Nelson, Jr., 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 Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

Charles Nelson, Jr., Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Harold W. Fitzpatrick, a Notary Public in and for said State and County, the within named Charles Nelson, 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 2nd day of July, 1975.




Harold W. Fitzpatrick
Notary Public

My commission expires: 6-3-78.

JUL-3[illegible] CONV 77,002.37
JUL-3[illegible] S'TAX A* 200.20
JUL-3[illegible] PR'FEE A* .50
JUL-3[illegible] W'DEED - 4 - A* 8.00 * 208.70