BOOK 4930 PAGE 180

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T
IDENTIF. REFERENCE

JUL 8 3 01 PM '75

FELIX A. ROLLINS, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 55,076.44

J. W. Oliphant
Affiant

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

Harold W. Fitzgerald
Notary Public

My commission expires 6-5-78

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
86-1
46 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 April 5, 1973, of record in Book 4700, page 161, Register's Office for Davidson County, Tennessee, Laurel Hills, Ltd., a Limited Partnership, conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Fifty Thousand and no/100 Dollars ($50,000.00); and,

WHEREAS, Laurel Hills, Ltd., a Limited Partnership, subsequently conveyed said real property to Deffet Rentals, Inc., by quitclaim deed of record in Book 4716, page 428, said Register's Office, and said indebtedness was assumed by Deffet Rentals, Inc.; 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,

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

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 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 Fifty-Five Thousand Seventy-Six and 44/100 Dollars ($55,076.44), 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:

> Land in the Fourth Civil District of Davidson County, Tennessee, according to a survey by Hart-Freeland-Roberts, Inc., dated May 8, 1972, as follows:
>
> Beginning at a point in the easterly margin of Lebanon Road, said point being 544.0 feet from the centerline of the northbound lane of Hickory Hills Lane; thence North 46 deg. 15 min. East a distance of 255.27 feet to a point, said point being a common corner with the Torrie W. Dodson property; thence South 52 deg. 04 min. East a distance of 647.08 feet to a point, said point being in the westerly margin of the L & N Railroad; thence South 38 deg. 33 min. West a distance of 68.0 feet to a point; thence South 51 deg. 27 min. East a distance of 25.0 feet to a point; thence South 38 deg. 33 min. West a distance of 176.42 feet to a point, said point being in the southerly margin of the L & N Railroad, and said point being a common corner with the Phase I parcel; thence North 43 deg. 45 min. West a distance of 480.96 feet to a point; thence South 46 deg. 15 min. West a distance of 110.0 feet to a point; thence North 43 deg. 45 min. West a distance of 217.0 feet to the point of beginning and containing 3.56 acres.
>
> Being the same property conveyed to Deffet Rentals, Inc., by quitclaim deed from Laurel Hills, Ltd., of record in Book 4716, page 428, 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-8[15]	CONV	55,076.44			
JUL-8[15] S'TAX			A*	143.26	
JUL-8[15] PR'FEE			A*	.50	
JUL-8[15]	W'DEED		A*	6.00	* 149.76