JJB:AN
10/10/75

Burgert
Send tax bill, to:
Third National Bank
P.O. Box 37244
Mail Nashville, Tenn. 37219

THIS INSTRUMENT PREPARED BY
JANE J. BUFFALOE
THIRD NATIONAL BANK
Nashville, Tennessee

BOOK 4954 PAGE 520

To be assigned later on

TRUSTEE'S DEED

This instrument made and entered into on this the 15th day of October, 1975, by and between JAMES L. ROBERTS, Trustee, and THIRD NATIONAL BANK IN NASHVILLE, hereinafter referred to as grantee.

WHEREAS, by Deed of Trust dated February 10, 1975, and of record in Book 4888, Page 376, in the Register's Office of Davidson County, Tennessee, Martha C. Gaines and Billy J. Gaines conveyed certain property to James L. Roberts, Trustee, for the purpose of securing the indebtedness described therein; and

WHEREAS, the said indebtedness secured by said Deed of Trust was not paid at maturity, but default was made, and, thereupon, at the request of Third National Bank in Nashville, the holder of said indebtedness, the Trustee did commence foreclosure of said property pursuant to the provisions of the said Deed of Trust; and

WHEREAS, on Wednesday, September 17, 1975, at 12:00 p.m., at the South Door of the Metropolitan Courthouse, located in the city of Nashville, Davidson County, Tennessee, said Trustee offered said real estate for sale subject to all unpaid taxes, if any, which may be of record, and any restrictive covenants, easements and setback lines, if any, applicable to said property, and in lieu of the equity of redemption as provided in said Deed of Trust, and being cried for a reasonable time, and the highest and best bid received was the sum of Twenty-Five Thousand ($25,000.00) Dollars from Third National Bank in Nashville, and said sum was in hand paid and then applied as by said Deed of Trust directed.

OCT 23 75	CONV	28,940.00				
OCT 23 75	S'TAX		A*	75.14		
OCT 23 75	PR'FEE		A*	.50		
OCT 23 75	W'DEED		A*	6.00	*	81.64

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $28,940. Subscribed and sworn to before me, this 23 day of Oct., 1975.

Notary Public My Commission Expires MAY 1, 1979

My commission expires: _____

Affiant

NOW, THEREFORE, this Deed witnesseth:

That for and in consideration of Third National Bank in Nashville's having paid the Trustee the sum of Twenty-Five Thousand ($25,000.00) Dollars, the receipt of which is hereby acknowledged, the Trustee has this day bargained and sold and does hereby sell, transfer and convey unto the said Third National Bank in Nashville, its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in the 10th Ward of the City of Nashville formerly the 12th, Civil District of Davidson County, Tennessee, being the easterly 100 feet of "Business Block B" on the Plan of Rothwood, Section One, as of record in Book 1424, page 134, Register's Office for said County, described as follows:
> BEGINNING at a point in the northerly margin of East Trinity Lane, formerly Trinity Lane, at the southeast corner of the property conveyed to Winton L. Thompson and wife, by deed from George F. Roth and wife, as of record in Book 1881, page 95, said Register's Office; thence with said Thompson's easterly line, parallel to and 125 feet from the center line of Ambrose Avenue, northerly 180 feet, more or less, to the southerly margin of a 20-foot alley; thence with the southerly margin of said alley, easterly 80 feet, more or less, to a monument at the beginning of the curve; thence along a curve to the right, having a radius of 20 feet, southeasterly 31.4 feet to a monument in the westerly margin of Ambrose Avenue; thence with the westerly margin of Ambrose Avenue, southerly 138.7 feet to a monument at the beginning of a curve; thence along a curve to the right, having a radius of 20 feet southwesterly 31.5 feet to a monument in the northerly margin of East Trinity Lane; thence with the northerly margin of East Trinity Lane, westerly passing a monument at 5.1 feet, in all 80 feet, more or less, to the beginning. Being the same real property conveyed to Johnson Lumber Co., a co-partnership composed of John M. Johnson, Sr., and John M. Johnson, Jr., by deed from Gaines and Gaines Construction Co., dated November 23, 1959, filed November 30, 1959, and recorded in Book 2995, Page 368, Register's Office for said County.
>
> Included in the above described tract of ground, but excluded is that portion of the same conveyed by Johnson Lumber Company to the State of Tennessee, by

deed of record in Book 4098, page 589, Register's Office for Davidson County, Tennessee, as follows: BEGINNING at a point in the north margin of Trinity Lane and runs with the boundary line between the lands of Johnson Lumber Company and W. L. Thompson northerly 11.08 feet to a point; thence south 82 degrees 08 minutes 07 seconds east, 98 feet to a point; thence with a curve to the right 17 feet to a point in the north margin of Trinity Lane; thence with said margin north 83 degrees 20 minutes 17 seconds west, 80 feet to the point of beginning, containing 857 square feet, more or less, and being a part of the same land conveyed to Johnson Lumber Company by deed of record in Book 2995, page 368, Register's Office Davidson County, Tennessee. There is also conveyed an easement for a slope: Beginning at a point in the northwest corner of the above described land and runs northerly with Thompson's east boundary line 10 feet to a point; thence easterly 101 feet to a point; thence with a curve to the right 10 feet to a point; thence north 82 degrees 08 minutes 07 seconds west, 98 feet to the point of beginning, containing 960 square feet.

The land upon which the slope easement is conveyed may be used by the grantor(s) for any purposes which does not affect the lateral support, maintenance, or drainage of the adjoining highway.

Being the same property conveyed to the Borrowers by deeds of record in Book 4203, page 210 and Book 4888, page 374.

TO HAVE AND TO HOLD, the aforesaid real estate and any improvements thereon unto the said Third National Bank in Nashville, its successors and assigns, in fee simple, forever, and bar of all right of the equity of redemption.

And said Trustee does hereby transfer, assign and set over unto the said Third National Bank in Nashville, all of the covenants and warranties in the aforesaid Deed of Trust and does hereby transfer, sell and convey unto said Grantee every right, title and interest which he as Trustee holds by virtue of said Deed of Trust.

WITNESS the signature of the Trustee on this 15th day of October, 1975.

FELIX Z. WILSON, REGISTER DAVIDSON COUNTY, TENN. OCT 28 3 39 PM '75 IDENTIF. REFERENCE

James L. Roberts, Trustee

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, David M. Emmett, a Notary Public in and for said County and State, the within named James L. Roberts, Trustee, with whom I am personally acquainted and who acknolwedged that he executed the within instrument for the purposes therein contained.

Witness my hand and affixed seal in Nashville, Davidson County, Tennessee, this 15th day of October, 1975.

David M Emmett
NOTARY PUBLIC

My commission expires: [illegible]

NOTARY PUBLIC AT LARGE