Map 76-1
Par: 8

PHILLIP E. HILL)
Successor-Trustee)
to)
VANDER, INC., a Tennessee)
corporation, 3250 Dickerson)
Road, Nashville, Tennessee)
37207 (Send tax bills here))

BOOK 4984 PAGE 633

DEED

WHEREAS, Milford C. Smith, and wife, Judith G. Smith, executed a deed of trust on the 14th day of September, 1973, which was recorded in Trust Deed Book 330, page 244, Register's Office for Wilson County, Tennessee, and in Book 4749, page 518, Register's Office for Davidson County, Tennessee, conveying to Harold Reeves, Trustee, the hereinafter described property to secure payment to Thomas & Hill, Inc. of a promissory note fully described in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Phillip E. Hill, was appointed Successor-Trustee, said appointment being dated the 18th day of June, 1975 and recorded in Trust Deed Book 366, page 164, Register's Office for Wilson County, Tennessee, and in Book 4943, page 863, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Lebanon Democrat and the Nashville Tennessean, newspapers published and circulated in Wilson and Davidson Counties, Tennessee respectively; and pursuant to the said advertisement said sale was held at the time and place advertised, to-wit: September 22, 1975 at 12:00 noon at the Front Door of the Court House in Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which was expressly waived in said deed of trust; and the Grantee herein, Vander, Inc., being the

highest and best bidder at said sale, with a bid of One Hundred Forty-Five Thousand and No/100 ($145,000.00) Dollars, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held thereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of One Hundred Forty-Five Thousand and No/100 ($145,000.00) Dollars, paid by Vander, Inc., the receipt of which is hereby acknowledged, I, Phillip E. Hill, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Vander, Inc., its successors and assigns, the following tract of land lying both in Wilson and Davidson Counties, Tennessee, and more particularly described as follows, to-wit:

BEGINNING at a point on the easterly margin of Pin Oak Drive at the southerly end of a radius at the intersection of Lebanon Road and Pin Oak Drive thence around said 25-foot radius a distance of 41.06 feet to a monument; thence N 70° 46' 03" E 70.73 feet thence N 83° 51' 40" E 64.00 feet to a point in the center line of Old Lebanon Dirt Road; thence S 3° 54' 39" W 1400 feet; thence N 83° 51' 40" E 200.00 feet; thence S 3° 50' 39" W 522.20 feet; thence S 84° 49' 00" E 528.00 feet; thence S 5° 08' 50" W 900.88 feet; thence N 88° 21' 32" W 437.34 feet; thence N 87° 26' 41" W 1137.42 feet; thence N 5° 27' 38" E 487.87 feet; thence N 84° 12' 53" E 564.24 feet; thence N 6° 04' 11" E 173.24 feet; thence N 78° 32' 32" E 258.75 feet; thence N 26° 43' 46" W 240.35 feet; thence N 41° 01' 37" W thence N 66° 45' 00" E 160.31 feet to a monument in the westerly margin of Pin Oak Drive; thence across a right-of-way for Pin Oak Drive 50.00 feet to the easterly margin; thence N 23° 15' 00" W 200.94 feet to the point of beginning, lying in Davidson and Wilson Counties, Tennessee.

BEING the same property conveyed to the Grantors herein of record in Book 243, page 267, Wilson County and Book 4729, page 132, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Vander, Inc., its successors and assigns forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor

herein, does hereby convey, transfer and assign to Vander, Inc., its successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Phillip E. Hill, Successor-Trustee, has hereunto set his hand this 25 day of September, 1975.

PHILLIP E. HILL
Successor-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Phillip E. Hill, Successor-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 25th day of September, 1975.

NOTARY PUBLIC

My commission expires: 5-23-77

THIS INSTRUMENT PREPARED BY:

Michael J. Philbin
GLASGOW, ADAMS & TAYLOR
300 James Robertson Parkway
Nashville, Tennessee 37201

Maf

OCT 24 9 53 AM '75
FELIX 2. GRISSOM REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE →

D21401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

AFFIANT

Sworn to and subscribed before me this 25th day of September, 1975.

NOTARY PUBLIC

My commission expires: 8-8-79

OCT24'75	CONV	90,000.00			
OCT24'75	CONV	55,000.00			
OCT24'75	S'TAX		A*	377.00	
OCT24'75	PR'FEE		A*	.50	
OCT24'75	W'DEED		A*	6.00	* 383.50