Prepared by:

Walter H. Crouch
Attorney at Law
1200 American Trust Building
Nashville, Tennessee 37201

Send bills to:,

Phillips & Pinson Co.
c/o Maurice W. Pinson
2308 West End Avenue
Nashville, Tennessee 37203

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SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT, made and entered on this 12th day of January, 1976, by and between Walter H. Crouch, Substitute Trustee, and Al Phillips, Jr. and Maurice W. Pinson, d/b/a Phillips & Pinson Co., their successors and assigns:

W I T N E S S E T H:

WHEREAS, on December 11, 1973, Henry L. Bledsoe and wife, Joan Wells Bledsoe, executed an Installment Deed wherein Raymond H. Darrow was named Trustee, on real estate hereinafter described and registered in Book 4771, page 807, Register's Office of Davidson County, Tennessee, to the record of which reference is hereby made for a full recital of the terms, powers and provisions therein contained, said Installment Deed being to secure a certain indebtedness; and

WHEREAS, Walter H. Crouch was duly appointed Substitute Trustee, on December 8, 1975 by instrument recorded in Book 4977, page 492 of the above mentioned Register's Office with all the powers granted to the Trustee in the original Installment Deed; and

WHEREAS, default having been made in the payment of said indebtedness, Al Phillips, Jr. and Maurice W. Pinson d/b/a Phillips & Pinson Co., the owners and holders of the note, having demanded the foreclosure under said Installment Deed for the purpose of paying said note, interest and costs therein provided, Walter H. Crouch, as Substitute Trustee, pursuant to the request of the owners of said note, under and by virtue of the powers

vested in him as such Substitute Trustee, advertised said real estate, as required by the terms of said Installment Deed, in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower and homestead, and for the purpose of the payment of said note, interest and costs pursuant to said advertisement, on January 12, 1976 at 10:15 a.m. at the South door of the Courthouse in Nashville, Davidson County, Tennessee, the said Walter H. Crouch, Substitute Trustee, offered for sale at public outcry to the highest bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, homestead and dower, and all other exemptions of every kind, which were expressly waived in said Installment Deed and subject to any liens and unpaid taxes, when Al Phillips, Jr. and Maurice W. Pinson, d/b/a Phillips and Pinson Co., being the highest bidder, became the purchaser of said real estate, at the price of $65,000.00 and, said sum of said bid having been paid, the receipt of which is hereby acknowledged,

NOW, THEREFORE, for and in consideration of the premises, Walter H. Crouch, Substitute Trustee, has this day bargained and sold and does hereby transfer and convey unto Al Phillips, Jr. and Maurice W. Pinson, d/b/a Phillips & Pinson Co., their successors and assigns, the following described real estate in Davidson County, Tennessee, to-wit:

> Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by A & A Engineers, Inc., dated July 4, 1970, described as follows: Beginning with an iron pin located in a common corner being the southeastern corner of the Rose Lathan property, the southwestern corner of the L. P. Pate property and the northern right-of-way margin of Couchville Pike, Davidson County, Tennessee; thence along the northern right-of-way margin of Couchville Pike south 45 degrees 34 minutes east

451.3 feet to an iron pin; thence south 59 degrees 46 minutes east 295.8 feet to an iron pin; thence south 54 degrees 01 minutes east 151.88 feet to an iron pin; thence leaving said right-of-way south 86 degrees 39 minutes east 627.65 feet to an iron pin; thence north 6 degrees 59 minutes west 1398.9 feet to an iron pin; thence North 71 degrees 31 minutes east 339.33 feet to an iron pin; thence north 4 degrees 25 minutes west 1366.28 feet to an iron pin; thence north 85 degrees 25 minutes west 1208.05 feet to an iron pin; thence south 4 degrees 06 minutes west 2371.25 feet to the point of beginning, containing 79.72 acres, more or less.

Being the same property conveyed to Al Phillips, Jr. and Maurice W. Pinson, D/B/A Phillips & Pinson Co., by deed from L. P. Pate and wife, Bessie E. Pate, of record in Book 4435, page 529, Register's Office for said County.

TO HAVE AND TO HOLD the same unto Al Phillips, Jr., and Maurice W. Pinson, d/b/a Phillips and Pinson Co., their successors and assigns, forever.

WALTER H. CROUCH, does covenant, as Successor Trustee, to warrant and defend the title to said land only as to such title coming through or by him from the grantee herein against the lawful claims of all persons holding by, through or under him; said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens, and other liens of record.

Walter H. Crouch

Walter H. Crouch, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Walter H. Crouch, Substitute 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 in Davidson County, Tennessee, this the 12 day of January, 1976.

Notary Public

My Commission expires: 8-20-79

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $65,000.00.

Walter H. Crouch
Affiant

Sworn to and subscribed before me this 12 day of January, 1976.

Notary Public

My Commission expires: 8-30-79

JAN 12 12 14 PM '76
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

D 3 1 7 1 6.

12%	CONV	65,000.00			
12%	STAX		*	169.00	
12%	RFEE		*	.50	
12%	RECD		*	8.00	* 177.50