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IDENTIF. REFERENCE

BOOK 5015 PAGE 400

APR 14 3 24 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400,524.93.

J. H. Oliphant
Affiant

Subscribed and sworn to before me this 13TH day of April 1976.

Nancy Shilton
Notary Public

My commission expires 4/16/78

This instrument prepared by
BULLETT, STEELE, SANFORD, ROBINSON & MERRITT
E & C Tower, Nashville, Tenn.

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

Send Tax Bills to: Same

Map-Parcel Numbers
M.73
P. 13
M. 73 6
P. 25 PW

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 8th day of April, 1976, 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 31, 1974, of record in Book 4840, page 521, Register's Office for Davidson County, Tennessee, Sunnyside Development Company, A 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 Four Hundred Thirty-Two Thousand Seven Hundred Fifty and no/100 ($432,750.00), 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 sale being published in The Nashville Record on March 16, 23, and 30, 1976, and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, April 8, 1976, 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 Four Hundred Thousand Five Hundred Twenty-Four and 93/100 ($400,524.93), 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 15th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 in the division of Lot No. 5 (the Addition Cooper Lands) on the Plan of Riverwood Estate of W. F. Cooper, deceased, as of record in Plan Book 2, page 133, of the Chancery Court of Davidson County, Tennessee, said division not of record, described according to a survey made by Kohl-Coode and Associates, and dated August 20, 1973, and more fully described as follows:

Beginning with a point being a concrete monument at the southeast corner of the existing terminus of Moss Rose Drive and being the southwest front corner of Lot No. 4 on the Plan of Riverwood Terrace, First Addition, of record in Book 2083, page 44, Register's Office for Davidson County Tennessee; thence with the southerly line of said Lot No. 4 South 82 deg. 31 min. 25 sec. East 57.53 feet to a concrete monument; thence North 69 deg. 22 min. 35 sec. East 95.8 feet to a concrete monument; thence 69 deg. 22 min. 35 sec. East 95.0 feet to an iron pin; thence 69 deg. 22 min. 35 sec. East 20 feet to a point in the ordinary high water mark of the Cumberland River; thence with said ordinary high water mark southeasterly 1.745 feet, more or less, to a point being the northeasterly corner of the Twin Lawn Development Company, Inc.'s Subdivision of record in Book 2924, page 380, said Register's Office; thence South 82 deg. 51 min. 42 sec. West 1.607.34 feet along the boundary line between Lots Nos. 5 and 6 of the Addison Cooper Lands on the Plan of Riverwood Estate of W. F. Cooper, deceased, as of record in Plan Book 2, page 133, of the Chancery Court of Davidson County, Tennessee, to a monument being the southeasterly corner of Lot No. 87 on the Plan of Gibson Heights Subdivision of record in Book 1835, page 133, said Register's Office; thence North 0 deg. 12 min. 00 sec. West, 149.79 feet to a point in the southerly margin of McGinnis Drive; thence 89 deg. 48 min. 00 sec. East 50.0 feet to a point being the southeasterly corner of the intersection of McGinnis Drive and Shadow Lane; thence with the easterly margin of Shadow Lane North 0 deg. 12 min. 00 sec. West 50.0 feet to a point being the southwesterly front corner of Lot No. 88, Gibson Heights Subdivision; thence North 89 deg. 48 min. 00 sec. East 199.0 feet with the southerly margin of said Lot No. 88 to a concrete monument; thence North 2 deg. 33 min. 15 sec. East 1,167.23 feet with the easterly margin of Gibson Heights Subdivision and Riverwood Terrace Subdivision of record in Book 1835, page 134, said Register's Office, to a concrete monument; thence North 14 deg. 08 min. 37 sec. West with the southerly margin of Riverwood Terrace Subdivision, 74.70 feet to a concrete monument being the southwest corner of the Nicholson Tract of record in Book 3222, page 621, said Register's Office; thence North 62 deg. 03 min. 03 sec. East with the southeasterly line of the Nicholson Tract 273.54 feet to a concrete monument; thence with the front line of the Nicholson tract North 27 deg. 24 min. 25 sec. West 120.0 feet to a point in the westerly margin of Moss Rose Drive; thence North 58 deg. 42 min. 35 sec. East 6.52 feet; thence South 31 deg. 17 min. 25 sec. East 32.12 feet to a point being the southwest corner of the existing terminus of Moss Rose Drive, thence North 58 deg. 42 min. 35 sec. East 50.0 feet to the point of beginning, containing 33.55 acres, more or less.

Being the same property conveyed to Sunnyside Development Company, A Partnership, by deed from John G. White and wife, Bernice T. White, of record in Book 4741, page 944, 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, Nancy Shelton a Notary Public in and for the State and County aforesaid, the within named Charles Nelson, Jr., Trustee, 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 13th day of April, 1976.

Nancy Shelton
Notary Public

My commission expires: 9/16/78

APR 14 76 CONV * 400,534.93
APR 14 76 S'TAX B* 1,041.30
APR 14 76 FR'FEE B* .50
APR 14 76 W'DEED B* 6.00 * 1,047.80