"THIS INSTRUMENT PREPARED BY DAVIS H. CARR
ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238"

Map 96-13
Parcel 166

[Address new owner:]
[John B. Hardcastle,]
[Jr.]
[315 Union Street]
[Nash., Tn. 37201]
[ ]
[Address Tax Bills -]
[Same]

BOOK 5045 PAGE 953

TRUSTEE'S DEED

WHEREAS,

1) TOM E. HAILEY and wife JOYCE N. HAILEY, executed to JOHN B. HARDCASTLE, JR., Trustee a certain Deed of Trust upon the property hereinafter described, the same being dated December 26, 1974, and recorded in Book 4879, page 125, Register's Office for Davidson County, Tennessee;

2) By instrument of record in Book 5032, page 584, Register's Office for Davidson County, Tennessee, DAVIS H. CARR was appointed Successor Trustee, in said Deed of Trust;

3) The indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust, by and through its attorneys, gave notice the said TOM E. HAILEY and wife JOYCE N. HAILEY, by letters dated May 10 and May 11, 1976, duly deposited in the United States Mails on May 11, 1976, Certified Mail, Return Receipt Requested, wherein the debtors were advised of the intention of the secured party to foreclose the lien of said Deed of Trust if the entire accelerated balance due were not paid within seven (7) days from the mailing of said notice.

4) The default not being cured within the time allowed, the undersigned Successor Trustee, acting upon the demand of the lawful owner and holder of said indebtedness, proceeded to advertise the security for sale at foreclosure by notices published in the Nashville Record on June 15, 1922, and June 29, 1976, in accordance with the provisions of the Deed of Trust.

5) After due advertisement as required by law and the terms of the Deed of Trust, the undersigned Successor Trustee, offered said land as described in the Deed of Trust for sale at the front door of the Court House In Nashville, Davidson County, Tennessee, at 12 o'clock noon, C.D.T., July 8,

1976, when and where JOHN B. HARDCASTLE, JR., Trustee, became the last and highest bidder at the price of SIXTY-THREE THOUSAND and no/100 DOLLARS ($63,000.00)

NOW, THEREFORE, I, DAVIS H. CARR, Successor Trustee, as aforesaid, in consideration of the premises and of the sum of SIXTY-THREE THOUSAND and no/100 DOLLARS ($63,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto JOHN B. HARDCASTLE, JR., Trustee, his successors and assigns, the land sold as aforesaid, being situated in Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, in the Third Civil District being Lot No. 1, on the Plan of Hailey Tract, as of record in Book 4350, page 157, Register's Office for said County. Said Lot No. 1 fronts 200 feet on the easterly margin of Donelson Pike and extends back between parallel lines 350 feet to a line in the rear that measures 200 feet thereon.

Said sale is subject to the following:

1) Any and all unpaid taxes;
2) Restrictions of record in Book 4343, page 982, and as shown in the Plan of record in Book 4350, page 157, said Register's Office;
3) Easement of record in Book 4774, page 955, said Register's Office;
4) Easement for public utilities, anchor easements and building setback lines and conditions of owner's certificate as shown on the plan of record in Book 4350, page 157, Register's Office for Davidson County, Tennessee;
5) Easement for water line on, over and across the premises, to property on which residence known as Old Henderson residence is located, as set out in the Deed from Marian Henderson Craig, to George E. Greer and wife, of record in Book 1760, page 419, said Register's Office.

6) Any and all other easements, liens or encumbrances thereon.

TO HAVE AND TO HOLD the said property unto JOHN B. HARDCASTLE, JR., Trustee, his successors and assigns, forever, with the appurtenances, estate, title and interest thereto appertaining.

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IDENTIF. REFERENCE T

JUL 14 3 14 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

WITNESS MY HAND this 13TH day of July, 1976.

DAVIS H. CARR, Successor Trustee

STATE OF TENNESSEE *

COUNTY OF DAVIDSON

JUL 14 76 CONV 90,000.00
JUL 14 76 CONV 28,500.00
JUL 14 76 S'TAX B* 308.10
JUL 14 76 PR'FEE B* 6.00
JUL 14 76 W'DEED B* 314.60

Personally appeared before me, [illegible]

a Notary Public in and for said County and State, DAVIS H. CARR, Successor Trustee, the within named 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 13th day of July, 1976.

Notary Public

My Commission Expires: [illegible]

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ [illegible]

[Subscribed and sworn to before me, this the 13th day of July, 1976.

Affiant

[Notary Public

My Commission Expires Jan. 29, 1977