This Instrument Prepared by
David M. Amonette, Attorney
Nashville, Tennessee

150-2 150-1
66-32 323
PW

Buyer + tax bills
mrs. Harriett K. Bubis
4487 Post Pl. Apt. 147
Nashville, Tenn.

BOOK 5078 PAGE 871

TRUSTEE'S DEED

THIS INDENTURE, made this 14th day of October, 1976, by and between Fred Turner, Substitute Trustee of Davidson County, Tennessee, party of the first part, and Mrs. Harriet K. Bubis, party of the second part, WITNESSETH:

WHEREAS, on the 24th day of May, 1973, Reynold Bubis and Martin R. Bubis did duly execute to Pryor York Lillie, Jr., Trustee, a certain Deed of Trust which was duly recorded in the Register's Office of Davidson County, Tennessee in Book 4713, page 767, whereby was conveyed the following described property, to-wit:

Tract 1

Being a Reserve Parcel 66 on the plan of the resubdivision of Lot #1, Reserve Parcels 31 and 33 of Edge-O-Lake, Section 18, as of record in Book 4885, Page 43, Register's Office Davidson County, Tennessee.

Beginning at a point lying on the southerly margin of Moss Spring Drive, said point further described as being the most northerly corner of Lot #1 on the plan of the resubdivision of Lot #1, Reserve Parcels 31 and 33 of Edge-O-Lake, Section 18, as of record in Book 4885, Page 43, Register's Office Davidson County, Tennessee; thence leaving the said corner of Lot #1 and running in an easterly direction with the southerly margin of Moss Spring Drive around a curve, having a radius of 116.52 feet, to the right a distance of 46.09 feet to a point lying on the southwesterly line of the Castlegate Subdivision (unrecorded); thence leaving the said margin of Moss Spring Drive and running with the said southwesterly line of the Castlegate Subdivision south 64 degrees 31 minutes 37 seconds east a distance of 147.05 feet to a point; thence running with the said Castlegate and the James H. Haralson property as of record in Book 2812, Page 399, Register's Office Davidson County, Tennessee; south 26 degrees 50 minutes 31 seconds west a distance of 99.60 feet to a point; said point further described as being the most easterly corner of said Lot #1; thence running with the said easterly line of Lot #1 north 44 degrees 55 minutes 53 seconds west a distance of 176.44 feet to the point of beginning.

Included in the above described tract is an easement for ingress and egress for the James H. Haralson property as of record in Book 5051, Page 86, Register's Office Davidson County, Tennessee.

Tract 2

Being Reserve Parcel 32 on the plan of the resubdivision of Lot #1, Reserve Parcels 31 and 33 of Edge-O-Lake, Section 18, as of record in Book 4885, Page 43, Register's Office Davidson County, Tennessee.

Beginning at a point lying on the southerly margin of Moss Spring Drive at the northwest corner of the William H. Hollis property as of record in Book 3030, Page 26, Register's Office Davidson County, Tennessee; thence leaving the said Hollis property and running with the said southerly margin of Moss Spring Drive north 65 degrees 01 minutes 06 seconds east a distance of 63.14 feet to the beginning of a curve; thence around said curve, having a radius of 442.54, to the left a distance of 154.53 feet to the most westerly corner of Lot #1 on the plan of the resubdivision of Lot #1, Parcels 31 and 33 of Edge-O-Lake, Section 18, as of record in Book 4885, Page 43, Register's Office Davidson County, Tennessee; thence leaving the said margin of Moss Spring Drive and running with the southwesterly line of said Lot #1 south 44 degrees 59 minutes 21 seconds east a distance of 172.46 feet to a point lying on the northerly line of the said Hollis property; thence leaving the said southwest line of Lot #1 and running with the said northerly line of the Hollis property north 88 degrees 39 minutes 29 seconds west a distance of 305.21 feet to the point of beginning.

Tract 3

Being Lot #53 on the plan of Edge-O-Lake Estates, Section 18, as of record in Book 4675, Page 84, Register's Office Davidson County, Tennessee.

Beginning at a point lying on the easterly margin of Owendale Drive, said point further described as lying north 06 degrees 34 minutes 37 seconds east a distance of 50.0 feet from the centerline of Lera Jones Drive; thence running with the said margin of Owendale Drive north 06 degrees 34 minutes 37 seconds east a distance of 85.0 feet to the common front corner of Lots #53 and #52 on the plan of Edge-O-Lake Estates, Section 18 as of record in Book 4675, Page 84, Register's Office Davidson County, Tennessee; thence leaving the said margin of Owendale Drive and running with the common line of said Lots #53 and #52 south 83 degrees 25 minutes 23 seconds east a distance of 142.0 feet to a point lying on the westerly line of Lot #38 on the said plan of Edge-O-Lake Estates; thence leaving the said common line of Lots #53 and #52 and running with the westerly line of Lots #38 and #37 on the said plan of Edge-O-Lake Estates south 14 degrees 39 minutes 07 seconds west a distance of 118.05 feet to a point lying on the northerly margin of Lera Jones Drive; thence leaving the said westerly line of Lots #37 and 38 and running in a westerly direction with the northerly margin of Lera Jones Drive around a curve, having a radius of 664.52 feet, to the left a distance of 95.44 feet to a point; thence north 83 degrees 25 minutes 23 seconds west a distance of 5.0 feet to the beginning of a curve; thence around said curve, having a radius of 25.0 feet; to the right a distance of 39.27 feet to the point of beginning.

AND WHEREAS, the said trust was so made for the purpose of securing a certain indebtedness evidenced by a promissory note payable to the order of Third National Bank, on demand; and

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 18th DAY OF October 1976.

Deputy Register

WHEREAS, Third National Bank in Nashville, the true and lawful owner and holder of the indebtedness secured by said Deed of Trust, pursuant to the terms thereof, did by written instrument nominate and appoint Fred Turner, the undersigned, as Substitute Trustee, and did thereby vest him with all of the rights, powers and privileges of the original Trustee, named in the said Deed of Trust; and

WHEREAS, the said indebtedness secured by said Deed of Trust was not paid when due but default was made and thereupon at the request of the beneficiary of said trust, the party of the first part hereto did advertise the said property as in said trust provided in a newspaper published in Davidson County, Tenneseee, to-wit, The Nashville Record, giving the time, place and terms of said sale; and

WHEREAS, on Monday, October 11, 1976, at 12:00 o'clock noon at the front door of the County Courthouse in Davidson County, Tennessee, the time and place fixed, the said property was offered for sale at public auction for cash in hand and in bar of the equity of redemption, as provided in said trust, and being cried for a reasonable time, was finally struck off to the said party of the second part hereto, at its bid of $ 30,000.00, it being the highest and best bidder, which sum was in hand paid and then applied as by said Deed of Trust directed and provided;

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, as Substitute Trustee, does hereby bargain, sell, transfer and convey unto said party of the second part, the parcel or lot of land hereinabove described, TO HAVE AND TO HOLD the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon and thereunto belonging and appertaining, as an inheritance in fee, and free from all right and equity of redemption in the makers of said Deed of Trust, and all persons claiming through and under them.

The party of the first part covenants that, as Substitute Trustee, he is lawfully seized of said property, and has good right to convey, and will and does warrant unto said second party, its successors and assigns, the title to said property as against all persons claiming by, through or under first party, but no further or otherwise.

Witness the hand and seal of first party the day and year first above written.

Fred Turner
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Pamela P. Hicks, a Notary Public of said County and State, Fred Turner, Substitute 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 office in Nashville, Tennessee, this 14th day of October, 1976.

Pamela P. Hicks
Notary Public

My commission expires: May 25, 1978

OCT 18 76	CONV	30,000.00			
OCT 18 76 S'TAX			B*	78.00	
OCT 18 76 PR'FEE			B*	.50	
OCT 18 76	W'DEED		B*	8.00	* 86.50

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IDENTIF T RFFERENCE

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FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.