RETURN TO: GEORGE MUSGRAVE III

Prepared by: Richard E. Rudesill
Attorney at Law
Wilson Pike Circle, Box 84
Brentwood, Tennessee 37027

BOOK 5082 PAGE 784

MAP PARCEL NUMBERS
172 28 (6 DU 45938)
172 26 (6 DU 45902)

ADDRESS NEW OWNER: FIRST AMERICAN NATIONAL BANK OF NASHVILLE, First American Center, Nashville, Tennessee 37237

SEND TAX BILLS: FIRST AMERICAN NATIONAL BANK OF NASHVILLE, First American Center Nashville, Tennessee 37237

TRUSTEE'S DEED

THIS INSTRUMENT, made and entered on this 1st day of October, 1976, by and between Richard E. Rudesill, Trustee, and First American National Bank of Nashville, in Nashville, Tennessee, its successors and assigns.

WITNESSETH:

WHEREAS, on the 5th day of June, 1974, D & R Development Co. executed to Richard E. Rudesill, Trustee for Liberty Bank of Brentwood, three deeds of trust on real estate hereinafter described and registered in Book 4830, page 155, Book 4830, page 157, and Book 4830, page 159, 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 deed of trust being to secure a certain indebtedness; and

WHEREAS, default having been made in the payment of said indebtedness, Liberty Bank of Brentwood, the owner and holder of the note, having demanded the foreclosure of said deeds of trust for the purpose of paying said notes, interest and costs therein provided, Richard E. Rudesill, Trustee, pursuant to the request of the owner of said notes, under and by virtue of the powers vested in him as such Trustee, advertised said real estate as required by the terms of said deeds of trust, in the Nashville Tennessean, a newspaper published in Nashville, Davidson County, Tennessee, 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, October 1, 1976, at 12:00 o'clock noon at the front door of the Courthouse in Nashville, Davidson County, Tennessee, the said Richard E. Rudesill, Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deeds of trust, when First American National Bank of Nashville, being the highest and best bidder, became the purchaser at the price of Forty Thousand and 00/100 ($40,000.00) Dollars 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, Richard E. Rudesill, Trustee, has this day bargained and sold and does hereby transfer and convey unto First American National Bank of Nashville, its successors and assigns, the following described real estate in Davidson County, Tennessee, to-wit:

(Property of record in Book 4830, page 155):

BEING a 1.22 acre tract, more or less, of land lying in the 31st Councilmanic District of Davidson County, Tennessee; said tract further described as being a portion of the L. A. Warren property as of record in Book 2099, page 236, Register's Office of Davidson County, Tennessee.

BEGINNING at a point lying on the easterly margin of Edmondson Pike, said point further described as being the southwest corner of the David L. Barton property as of record in Book 4376, page 465, Register's Office of Davidson County, Tennessee; thence leaving said easterly margin of Edmondson Pike and running with said southerly line of the David L. Barton property south 83° 41' 14" east a distance of 335.56 feet to a point; thence leaving David L. Barton's said southerly line and running with David L. Barton's easterly line north 0° 35' 14" east a distance of 144.0 feet to a point lying on the southerly line of the Highland (unrecorded); thence leaving the said easterly line of the Barton property and running with the said southerly line of The Highlands, south 83° 41' 14" east a distance of 74.14 feet to a point; thence leaving the said southerly line of the Highlands south 0° 46' 45" west a distance of 233.14 feet to a point; thence north 88° 0' 35" west a distance of 407.0 feet to a point lying on the easterly margin of Edmondson Pike; thence running with the said easterly margin of Edmondson Pike north 0° 35' 14" east a distance of 120.0 feet to the point of beginning, containing 1.22 acres, more or less.

(Property of record in Book 4830, page 157):

BEING a 1.02 acre tract, more or less, of land lying in the 31st Councilmanic District of Davidson County, Tennessee; said tract further described as being a portion of the L. A. Warren property as of record in Book 2099, page 236, Register's Office of Davidson County, Tennessee.

BEGINNING at a point lying on the easterly margin of Edmondson Pike, said point further described as lying north 0° 35' 14" east a distance of 240 feet from the northwesterly corner of Harvard Estates, Section 1, as of record in Book 4715, page 19, Register's Office of Davidson County, Tennessee; thence running with the easterly margin of Edmondson Pike north 0° 35' 14" east a distance of 120.0 feet to a point; thence leaving said easterly margin of Edmondson Pike south 88° 0' 35" east a distance of 407.00 feet to a point; thence south 0° 46' 45" west a distance of 100.00 feet to a point; thence south 89° 10' 27" west a distance of 406.67 feet to the point of beginning, containing 1.02 acres, more or less.

(Property of record in Book 4830, page 159):

BEING a 6.46 acre tract, more or less, of land lying in the 31st Councilmanic District of Davidson County, Tennessee; said tract further described as being a portion of the William A. Batey property as of record in Book 4228, page 467, Register's Office of Davidson County, Tennessee, and being a portion of the L. A. Warren property as of record in Book 2099, page 236, Register's Office of Davidson County, Tennessee.

BEGINNING at a point lying on the southerly line of the Highlands Subdivision, unrecorded said point further described as being south 83° 41' 14" east a distance of 549.71 feet from the easterly margin of Edmondson Pike;

thence running with the southerly line of The Highlands Subdivision, south 83° 41' 14" east a distance of 550.00 feet to a point; thence leaving said southerly line of The Highlands Subdivision and running with the westerly line of The Highalnds Subdivision south 2° 51' 02" west a distance of 488.18 feet to a point lying on the northerly line of Harvard Estates, unrecorded; thence leaving said westerly line of The Highlands Subdivision and running with the said northerly line of Harvard Estates south 89° 10' 27" west a distance of 530.00 feet to a point; thence leaving said northerly line of Harvard Estate north 0° 46' 45" east a distance of 555.74 feet to the point of beginning, containing 6.46 acres, more or less.

TO HAVE AND HOLD the same unto First American National Bank of Nashville, its successors and assigns, forever, Richard E. Rudesill, covenants as Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deeds of trust recited that the title thereto was clear, free and unencumbered as of its date; that he will forever warrant the same against the lawful claims of any and all persons holding by, through, or under him, but these covenants and warranties are by him as Trustee and not otherwise, and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

D 74613

IDENTIF. REFERENCE
OCT 28 2 27 PM '76
FEE REGISTER
DAVIDSON COUNTY, TENN.

Richard E. Rudesill
Richard E. Rudesill, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Olivia Davidson, a Notary Public in and for said County and State, the within named Richard E. Rudesill, 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 Brentwood, Tennessee, this 28th day of October, 1976.

OCT28'76 CONV 40,000.00
OCT28'76 S'TAX B* 104.00
OCT28'76 PR'FEE B* .50
OCT28'76 W'DEED B* 6.00 * 110.50

Olivia Davidson
Notary Public

OLIVIA DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires: 3-12-79

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me this the 28th day of October 19 76.

George E. Rudesill
Affiant

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 1-30-79
(Affix Seal)

Jean Murray
Notary Public