BOOK 5097 PAGE 245

TRUSTEE'S DEED

"THIS INSTRUMENT PREPARED BY E. BERRY HOLT, III
ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238"

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel Numbers
CONTINENTAL REALTY, INC.	NASHVILLE CITY BANK AND TRUST CO.	Map 3
400 Tinnon Road	315 Union Street	Parcel No. 11.1
Goodlettsville, Tennessee	Nashville, Tn. 37201	

WHEREAS, NUGGET ENTERPRISES, a Tennessee corporation, whose name was changed from LONZO & OSCAR ENTERPRISES, INC., by Charter Amendment of Record in Book 4238, page 542, Register's Office for Davidson County, Tennessee, by Deed of Trust dated March 17, 1976, transferred and conveyed unto John B. Hardcastle, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 5006, page 363, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust has become overdue and unpaid, and the holder of said indebtedness has called upon the undersigned, as Trustee, to foreclose said Deed of Trust; and

WHEREAS, the undersigned Trustee, after due advertisement as required by law and as required by the terms of the said Deed of Trust, offered said land for sale at the Court House door of the Davidson Court House in Nashville, Tennessee, pursuant to the terms of said Deed of Trust, at 12:00 noon, December 14, 1976, when and where CONTINENTAL REALTY, INC., a West Virginia corporation, by its President, CHARLES NARY, became the last and highest bidder at the price of THIRTY TWO THOUSAND FIVE HUNDRED DOLLARS ($32,500.00);

NOW, THEREFORE, I, JOHN B. HARDCASTLE, Trustee as aforesaid, in consideration of the premises and of the sum of THIRTY TWO THOUSAND FIVE HUNDRED DOLLARS ($32,500.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer

and convey unto the said CONTINENTAL REALTY, INC., its successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

> Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 1 as shown on an unrecorded survey of E. H. Garrott & Son, in May, 1962, and described according to said survey as follows:
>
> BEGINNING at a point where the center lines of Tinnon Road and Ridge Hill Drive intersect; thence with the center line of said Ridge Hill Drive North 72° East 321 feet to a point in the center of said Drive where same crosses a branch; thence in a Southerly direction and passing an iron pin, 100 feet to a point in the center of a creek; thence with said creek and its meanders as follows: South 72° West 145.5 feet; South 88° West 60.6 feet; South 35° West 82.48 feet to a point in the center of Tinnon Road where same crosses said creek; thence with the center line of said road North 45° West 150.5 feet to the point of beginning.
>
> BEING the same property conveyed to Lonzo & Oscar Enterprises, Inc., by deeds from Rollin Sullivan, et al, of record in Book 4214, page 669, Book 4625, page 765, and Book 4634, page 582, Register's Office for Davidson County, Tennessee. The said Lonzo & Oscar Enterprises, Inc., having changed its name by amendment to its charter to Nugget Enterprises, Inc. as recorded in Book 4238, page 542, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining to the said CONTINENTAL REALTY, INC., its successors and assigns, in as full and complete manner as the undersigned, in his capacity as Trustee as aforesaid, has the power to convey the same.

THE UNDERSIGNED, JOHN B. HARDCASTLE, Trustee, warrants the title to the said property to the said CONTINENTAL REALTY, INC. its successors and assigns, against the lawful claims of all persons claiming by, through, or under him. Said property is sold, however, subject to 1976 Metropolitan Nashville and Davidson County real property taxes, Map 3, Parcel 11.1, Field Book 10D-22070, in the amount of THREE HUNDRED and 52/100 DOLLARS ($300.52), if paid by February 28, 1977; and any and all other prior encumbrances of record in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned, JOHN B. HARDCASTLE, Trustee, has set his signature on this the 15 day of December, 1976.

John B. Hardcastle, Trustee

JOHN B. HARDCASTLE, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jayet Smithson, a Notary Public in and for said County and State, the within named JOHN B. HARDCASTLE, 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 office in Nashville, Tennessee, this 15th day of December, 1976.

Jayet Smithson
Notary Public

My Commission Expires: 1/16/80

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IDENTIF. REFERENCE

DEC 16 9 58 AM '76

FEE DAVIDSON COUNTY, TENN.

DEC16'76	CONV	32,500.00		
DEC16'76	S'TAX		B*	84.50
DEC16'76	PR'FEE		B*	.50
DEC16'76	W'DEED		B*	8.00 * 93.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $32,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Charles B. Hardcastle
Affiant

Subscribed and sworn to before me this the 15th day of December, 1976.

Jayet Smithson
Notary Public

My Commission Expires: 1/16/80