Tract I: Map 85
Parcel 9, 13, 14, 15

Tract II; Map 85
Parcel 12

MICHAEL J. PHILBIN
Successor-Trustee

to

SOUTHERN OHIO BANK
515 Main Street
Cincinnati, Ohio 45202
(Send tax bills here)

D E E D

BOOK 5100 PAGE 780

WHEREAS, Thomas & Hill, Inc., by its Vice President, Robert W. Biddinger, Clifford E. Hooper, Peggy K. Hooper, Robert John Baltz, Jr., and Catherine H. Baltz, executed a deed of trust on the 24th day of September, 1973, which was recorded in Book 4777, Page 871, Register's Office for Davidson County, Tennessee, conveying to Harold Reeves, Trustee, the hereinafter described property to secure payment to The Southern Ohio Bank of a promissory note fully described in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 8th day of September, 1976, and recorded in Book 5069, Page 905, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantore herein, as Successor-Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville Record newspaper, published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: December 15, 1976, at 12:00 noon at the Court House in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead,

dower and all other rights and exemptions of every kind, all of which was expressly waived in said deed of trust; and the Grantee herein, Southern Ohio Bank, being the highest and best bidder at said sale, with a bid of Ninety Thousand and No/100 ($90,000.00) Dollars, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held thereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Ninety Thousand and No/100 ($90,000.00) Dollars, paid by Southern Ohio Bank, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Southern Ohio Bank, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

TRACT I: Being a tract of land in the 3rd Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point, said point being the intersection of the witness line for Stones River and the northerly margin of Lebanon Road (U.S. Highway 70); and thence with the northerly margin of said Lebanon Road (U.S. Highway 70) South 68° 11' west, 218.40 feet to a point; thence north 21° 49' west, 15.00 feet to a point; thence along a curve left (radius = 4,021.34 feet) 882.00 feet to a point; thence south 55° 37' west 144.04 feet to a point; thence north 35° 48' west, 5.00 feet to a point; thence south 51° 25' west, 283.65 feet to a point; thence south 45° 52' west, 283.70 feet to a point; thence south 43° 05' west, 194.30 feet to a point; thence south 46° 55' west, 5.00 feet to a point; thence south 43° 05' west, 271.37 feet to a point; thence north 46° 55' west, 212.50 feet to a point; thence south 43° 05' west, 255.12 feet to a point; thence north 23° 22' west, 267.46 feet to a point; thence north 52° 13' east, 110.82 feet to a point; thence north 28° 41' east, 225.29 feet to a point; thence north 75° 18' west, 165.00 feet to a point; said point being on the right-of-way of Dinah Court; thence with the right-of-way of Dinah Court, north 15° 03' west, 49.62 feet to a point; thence leaving the right-of-way of Dinah Court north 45° 12' east, 210.00 feet to a point; thence north 65° 01' west, 193.44 feet to a point; thence south 74° 35' west, 139.27 feet to a point; thence south 43° 07' west, 412.15 feet to a

point; thence north 37° 18' west, 107.63 feet to a point; thence north 00° 15' west, 69.18 feet to a point; thence north 28° 04' east, 174.21 feet to a point; thence north 16° 55' west, 125.62 feet to a point; thence north 45° 23' west, 107.94 feet to a point; thence south 34° 03' west, 185.00 feet to a point; said point being on the right-of-way of Downeymeade Court, north 55° 57' west, 32.79 feet to a point; thence south 57° 32' west, 32.79 feet to a point; thence leaving the right-of-way of Downeymeade Court, north 32° 28' west, 155.00 feet to a point; thence south 54° 07' west, 219.48 feet to a point; thence north 41° 29' west, 41.37 feet to a point; thence north 22° 32' west, 101.35 feet to a point; thence south 47° 11' west, 470.00 feet to a point; thence south 71° 04' west, 119.78 feet to a point; thence north 67° 12' west, 200.28 feet to a point; thence south 79° 04' west, 270.00 feet to a point; thence south 52° 56' west, 257.00 feet to a point; thence north 53° 14' west, 511.00 feet to a point, said point being on the witness line and further being 215 feet more or less from low water of Stones River; thence with said witness line north 37° 56' east, 87.00 feet to a point; thence north 46° 23' east, 200.78 feet to a point; thence north 63° 36' east, 460.00 feet to a point; thence north 79° 35' east, 500.00 feet to a point; thence north 85° 55' east, 439.90 feet to a point; thence south 85° 21' east, 415.00 feet to a point; thence north 79° 41' east, 160.00 feet to a point; thence north 14° 30' east, 65.00 feet to a point; thence south 89° 22' east, 700.00 feet to a point; thence south 82° 57' east, 1000.00 feet to a point; thence south 87° 48' east, 382.85 feet to a point; thence north 5° 30' east, 106.00 feet to a point; thence north 75° 20' east, 232.00 feet to a point; thence south 83° 50' east, 242.80 feet to a point; thence south 57° 00' east, 184.70 feet to the point of beginning and containing 75.35 acres, more or less, including all land between the said witness line and low water of Stones River.

Being all or part of the property conveyed to Clifford E. Hooper, Trustee, by deeds from R. L. Freeman and J. R. Freeman, a partnership doing business as Freeman Brothers, of record in Book 4240, Page 341, and Book 4240, Page 347, Register's Office for Davidson County, Tennessee.

TRACT II: Land in the 3rd Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by William C. Love, Surveyor, dated February 15, 1961, as follows:

Beginning at a point at the intersection of the north right-of-way line of Lebanon Road with the east right-of-way of Downeymeade Drive; thence north 47° 06' west 51.27 feet to a concrete monument; thence along a curve to the right with a radius 221.64 feet and chord bearing and distance respectively north 30° 12' west, 128.86 feet to a concrete monument; thence north 13° 18' west 107.14 feet to a concrete monument at the southwest corner of Lot 248, Stanford Country Club Estates Subdivision, Section 4; thence north 76° 42' east, 243.00 feet to a concrete monument; thence north 23° 22' west, 109.89 feet to an iron stake; thence north 43° 05' east, 255.12 feet to an iron stake; thence south 46° 55' east, 212.50 feet to an iron stake in the north right-of-way line of Lebanon Road; thence south 43° 05' west, along the right-of-way line of Lebanon Road 28.63 feet to an iron stake; thence south 46° 55' east, along the right-of-way line of Lebanon

Road 10.00 feet to an iron stake; thence south 43° 05' west, along the right-of-way line of Lebanon Road 400.00 feet to an iron stake; thence south 46° 55' east, along the right-of-way line of Lebanon Road 5.00 feet to an iron stake; thence south 43° 05' west along the right-of-way line of Lebanon Road 171.37 feet to the point of beginning and containing 2.4631 acres, more or less.

Being the same property conveyed to Clifford E. Hooper Trustee, by deed from Thomas L. Goddard and wife, Ruth D. Goddard, of record in Book 4541, Page 59, Register's Office for Davidson County, Tennessee.

Included herein but excluded herefrom the following property:

Beginning at a point in the proposed northern right-of-way of said Department of Transportation Project No. U-024-1(5), said point lying 70 feet left of Station 61+27, running thence North 25 degrees 10 minutes east 115 feet, more or less, to a point 115 feet left of Station 62+25; thence with a 2 degree curve to the right, a distance of 442.1 feet to a point 115 feet left of Station 66+50; thence North 26 degrees 12 minutes East 232 feet, more or less, to a point 245 feet left of Station 68+30; thence North 77 degrees 12 minutes East, 150 feet, more or less, to a point 210 feet left of Station 69+75; thence South 75 degrees 08 minutes east, 125 feet, more or less, to a point 125 feet left of Station 70+50; thence North 71 degrees 47 minutes East 348 feet, more or less, to a point 100 feet left of Station 74+00; thence South 45 degrees 45 minutes East 42 feet, more or less, to a point in the present northwest of Lebanon Road left of Station 74+18.5; thence with said existing northwest in a southwestwardly direction approximately 1,291.5 feet to the point of beginning, containing 2.16 acres, more or less, and being a part of the same land conveyed to C. E. Hooper, Robert Baltz, Jr., and Thomas & Hill, Inc., by deed of record in Book 4717, Page 396, in the Register's Office for Davidson County, Tennessee.

The above described land is hereby conveyed in fee simple and all rights of ingress and egress to, from and across the same, to and from abutting lands is hereby conveyed; however, the Grantors will have right of ingress and egress across the line having the following call and distance: "thence north 77 degrees 12 minutes east 150 feet" only.

This conveyance is subject to the following restrictions and easements:

(1) Restrictions contained in the deed recorded on December 18, 1959, in Book 2997, Page 463, Register's Office for Davidson County, Tennessee, as follows:

"It further is understood that this property is conveyed subject to the agreement of the grantee, his successors and assigns, that the raising of swine within 40 feet from the rear of any lot line, as shown upon the above mentioned plat, is prohibited for a period of 40 years, containing in all 145.32 acres." (Tract #I).

(2) Easement for the flow Stones River and easement granted United States of America, by instrument of record in Book 2243, Page 587, in connection with the Cheatham Lock & Dam Project on Cumberland River, known as Tract No. S-1928-E, wherein an easement was taken over 5.21 acres of land. The premises herein are a portion of the 5.21 acres contained in said easements. (Tract #1).

(3) Title to that portion of the premises within the bounds of the high and low water mark of the Stones River.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Southern Ohio Bank, its successors and assigns, forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby convey, transfer and assign to Southern Ohio Bank, its successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 15th day of December, 1976.

Michael J. Philbin, Trustee
Michael J. Philbin
Successor-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherrey A. Essary, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of December, 1976.

Sherrey A. Essary
Notary Public

SHERREY A. ESSARY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires:
Aug. 30, 1977

THIS INSTRUMENT PREPARED BY:

Michael J. Philbin
GLASGOW, ADAMS, TAYLOR & PHILBIN
300 James Robertson Parkway
Nashville, Tennessee 37201

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Michael J. Philbin
Affiant

Sworn to and subscribed before me this 15th day of December, 1976.

Sherrey C. Elrod
Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN. NOTARY PUBLIC DAVIDSON CO.

My Commission Expires:

Aug. 30, 1977

D 82889

IDENTIF. REFERENCE

DEC 28 12 12 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

DEC28	CONV	90,000.00			
DEC28	S'TAX		B*	234.00	
DEC28	PR'FEE		B*	.50	
DEC28	W'DEED		B*	12.00	* 246.50