E01650

BOOK 5142 PAGE 626

IDENTIF. REFERENCE

MAY 2 3 20 PM '77

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

Affiant

Subscribed and sworn to before me, this 29 day of April, 1977.

Notary Public

My Commission expires 2-8-78

This instrument prepared by:
GULLETT, STEELE, SANFORD,
ROBINSON & MERRITT
230 Fourth Ave., No., Nashville, Tenn. 37219

Address new owners as follows:
Home Federal Savings & Loan
Association of Nashville
230 Fourth Avenue North
Nashville, Tennessee 37219

Send Tax Bills to:

Map-Parcel Numbers
E6
B202

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this 28th day of April, 1977, by and between CHARLES NELSON, JR., TRUSTEE, FIRST PARTY, and HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE, SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated March 25, 1976, of record in Book 5011, page 275, Register's Office for Davidson County, Tennessee, Thomas C. Scott, Trustee, conveyed to Charles Nelson, Jr. Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of One Hundred Fifty Nine Thousand and no/100 ($159,000.00) and,

WHEREAS, default was made in the payment of said promissory note and the holder directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said note and deed of trust; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of

MAY-2E CONV *5,000.00
MAY-2E S'TAX B* 13.00
MAY-2E PR'FEE B* .50
MAY-2E W'DEED B* 6.00 * 19.50

said sale being published in The Nashville Record on April 7, 1977, April 14, 1977 and April 21, 1977, and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, April 28, 1977 at 12:00 o'clock noon, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of FIVE THOUSAND AND NO/100 ($5,000.00) and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by the presents transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at a point being an iron pin set in the easterly margin of Lebanon Road (U.S. Highway 70-N), said point being a common corner with the property belonging to Torrie W. Dodson and S 46 deg. 45' W, 480 ± from a right-of-way monument located at road station 105 + 00 of the Tennessee State Highway plans of U. S. Highway 70-N and thence leaving said highway along a fence line with the Torrie W. Dodson line S 52 deg. 04' W, 295.85 feet to a point being the point of beginning for the hereinafter described property as follows: thence, S 52 deg. 04' E, 295.85 feet to a point; thence, S 46 deg. 15' W, 198.04 feet to a point; thence, S 43 deg. 45' E, 336.93 feet to a point; thence, N 38 deg. 33' E, 176.42 feet to a point; thence, N 51 deg. 27' W, 25.00 feet to a point; thence, N 38 deg. 33' E, 68.00 feet to a point; thence, 52 deg. 04' W, 282.35 feet to the point of beginning, containing 1.60 acres ±.

Easement:
Land lying in Davidson County, Tennessee, described as follows:

Beginning at a point being an iron pin set in the easterly margin of Lebanon Road (U. S. Highway 70-N), said point being S 46 deg. 45' W, 870.76 feet ± from a right-of-way monument located at road station 70-N, thence leaving said highway S 43 deg. 45' E, 136 feet to a point being the point of beginning for the herein described property; thence, N 46 deg. 15' E, 120.0 feet to a point; thence S 43 deg. 45' E, 159.03 feet to a point; thence, S 46 deg. 15' W, 10 feet to a point; thence, N 43 deg. 45' W, 144.03 feet to a point; thence S, 46 deg. 15' W, 110 feet to a point; thence, N 43 deg. 45' W, 15 feet to the point of beginning.

Being part of the same property conveyed to Thomas C. Scott, Trustee by deed from Home Federal Savings & Loan Association of Nashville of record in Book 4939, page 849, said Register's Office.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Charles Nelson, Jr., Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title of said land only as to such title coming through or by me to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

Charles Nelson, Jr., Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Charles Nelson, Jr., Trustee, the barganior, 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 29 day of MARCH, 1977.

Notary Public

LEO FOX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

2-5-78