Prepared by:
Bass, Berry & Sims
2700 First American Center
Nashville, Tennessee 37238

SUCCESSOR TRUSTEE'S DEED

309 Hampton

Address New Owner(s) as Follows	Send Tax Bills to	Map Parcel Numbers
Mr. and Mrs. James L. Howard	SAME	MAP 105-14 PAR 269, 270 MAP 133-5
(Name)	(Name)	
mail 3427 Hopkins Lane	BOOK 5149 PAGE 308	PAR. 86 m-p
(Address)	(Address)	MAP 106-9
Nashville TN 37215		PAR 17, 16
(City) (State) (Zip)	(City) (State) (Zip)	

WHEREAS, by Deed of Trust dated March 4, 1974, of record in Book 4794, Page 231, Register's Office for Davidson County, Tennessee, Central Construction Company, Inc., a Tennessee corporation, conveyed certain real property therein described to William K. Beasley, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, pursuant to the provisions of said Deed of Trust William T. Milton was appointed Successor Trustee by instrument of record in Book 5122, page 986, register's office for said county, and thereby became vested with all of the powers and title conveyed by said Deed of Trust; and

WHEREAS, said Deed of Trust grants to the Trustee the power to sell the hereinafter described property in the event of default upon the indebtedness secured thereby; and

WHEREAS, the indebtedness described in said Deed of Trust has not been paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Trustee gave notice of the time and place of the sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on April 18, 1977, and thereafter on April 25, and May 2, 1977, which notice of sale advertised the sale of the property hereinafter described for Friday, May 13, 1977, at 12:00 Noon; and

WHEREAS, on May 13, 1977, at 12:00 Noon at the front (south door) of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of the equity of redemption and all other legal rights of the Grantor of the said Deed of Trust, as provided therein, subject only to liens, leases, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust, and the Trustee having received the bid of $193,800 from James L. Howard and wife, Martha D. Howard, which bid was the last, highest and best bid and payment thereof having been received, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, William T. Milton, Successor Trustee, does hereby bargain, sell, transfer, and convey unto James L. Howard and wife, Martha D. Howard, their heirs and assigns, all of that certain real property in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1: Land in Davidson County, Tennessee, in the 6th Civil District, being the Southeasterly part of Tract "F" of the John R. Ozier acreage tract, not of record, and described as follows:
Beginning at a point in the Westerly margin of Nolensville Pike, 920.21 feet South of the centerline of Allied Drive; thence with said Pike, South 25° 11' East 130 feet to a point; thence around a curve in a Southwesterly direction 39.27 feet to a point in the Northerly margin of Vulcan Road; thence with said Road, South 64° 49' West 150 feet; thence leaving said Pike, North 25° 11' West 155 feet; thence North 64° 49' East 175 feet to the point of beginning.
Being the same property conveyed to Central Construction Company, Inc. by Deed from James O. Oatsvall, Sr. and wife, Doris G. Oatsvall, as of record in Book 3989, Page 637, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Being part of Lots Nos. 1, 2, 3 and 4 of the L. P. Hagan Lands, deceased, as of record in Book 843, Page 80, Register's Office for said County, and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated April 1, 1958, as follows:
Beginning at an iron pin in the Northerly margin of Kilvington Boulevard, at the common corners of Lots 3 and 4; thence Northerly along the line between said lots, 150 feet to an iron pin in the South margin of an alley; thence Easterly with the South margin of said alley, 233.2 feet to a point in the Northerly margin of Polk Avenue; thence with the margin of Polk Avenue, in a Southwesterly direction 267.7 feet to the North margin of Kilvington Boulevard; thence Westerly with said Boulevard, 16 feet to the beginning.
Included in this description but excluded from this deed of trust is - Land lying in the 6th Civil District of Davidson County, Tennessee, being part of Lots 1, 2, and 3 on the Plan of L. P. Hagan Lands Book 843, Page 80, Register's Office of Davidson County, further described as follows:

Beginning at an iron pin on the North right-of-way of Woodycrest Avenue, the Southeast corner of Lot 4 and the Southwest corner of Lot 3 on the Plan of L. P. Hagan, Book 843, Page 80; thence with the common line between Lots 3 and 4 North 1° 37' East 94.01 feet to an iron pin; thence South 89° 45' East 127.9 feet to an iron pin; thence South 1° 37' West 31.41 feet to an iron pin on the Northerly margin of Polk Avenue; thence Southwestwardly with the Northerly margin of Polk Avenue around a 7.26 degree curve 128.08 feet to the point where the Northerly margin of Polk Avenue intersects the North margin of Woodycrest Avenue; thence with the North margin of Woodycrest Avenue North 89° 45' West 17.76 feet to the point of beginning, containing 0.206 acres.
Being the same property conveyed to Central Construction Company, Inc. by deed from I. R. Schulman, Trustee, of record in Book 3610, Page 559, Register's Office for said County.

TRACT NO. 3: Land in Davidson County, Tennessee, being Lots Nos. 112, 113 and 114 on the Map of Geo. I. Waddey's Subdivision of Westwood, of record in Plan Book 332, Page 99, Register's Office for said County.
Said Lot No. 112 fronts 27 feet on the Westerly side of 5th Avenue, South, extended, and runs back 165 feet on the Southerly line and 180.3 feet on the Northerly line, along the Southerly margin of Craighead Avenue or Street, to an alley, measuring 99 feet thereon.
Said Lots Nos. 113 and 114 front 50 feet each on the Westerly side of 5th Avenue, South, extended, and run back between parallel lines 165 feet to an alley in the rear.
(1) Excluded from Tract No. 3 above described is the following: Land in Davidson County, Tennessee, being part of Lots Nos. 112, 113, and 114 on the Plan of the Geo. I. Waddey's Subdivision of Westwood, as of record in Book 332, Page 99, Register's Office of Davidson County, Tennessee.
Beginning at a point, said point being at the Southwest corner of 5th Avenue, South and Craighead Street; thence, South 15° 16' East 130 feet along the West dedicated right-of-way line of 5th Avenue, South, to a point; thence, South 76° 44' West, 48.3 feet to a point on the Westerly proposed right-of-way of Interstate Highway Route I-65; thence North 05° 53' East, 138 feet along said West close right-of-way line to the point of beginning.
Being the same property conveyed to The State of Tennessee, by deed from Central Construction Company, Inc., of record in Book 4376, Page 303, Register's Office for said County.
(2) Excluded from Tract No. 3 above described is the following: Land in Davidson County, Tennessee, being a strip or parcel of land comprising part of Lot No. 112 on the map of Geo. I. Waddey's Subdivision of Westwood, of record in Plan Book 332, Page 99, Register's Office for said County, and described as follows:
Beginning at the point where the West margin of I-65 intersects the present South margin of Craighead Street; Southwardly 10.65 feet along the West margin of I-65 to a point on the new relocated South margin of Craighead Street; thence, Northwestwardly 176.02 feet along the new relocated South margin of Craighead Street to a point on the East margin of a 15-foot alley; thence, Northwardly 11.82 feet along said margin of a 15-foot alley to a point on the present South margin of Craighead Street; thence, Southeastwardly 180.3 feet along the present Southerly margin of Craighead Street to the point of beginning, containing 1,894 square feet.
Being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from Central Construction Company, Inc., of record in Book 4442, Page 143, Register's Office of said County.
Said Tract No. 3, less the portions above described in paragraphs (1) and (2) as being excluded, comprises part of the property conveyed to Central Construction Company, Inc., by deed from Herman Myatt and wife, of record in Book 4079, Page 486, Register's Office for Davidson County, Tennessee.

TRACT NO. 4: Being Lots Nos. 115 and 116 on the plan of Geo. I. Waddey's Subdivision of Westwood, as of record in Book 332, Page 99, Register's Office for said County.
Said Lots Nos. 115 and 116 front together 100 feet on the Westerly side of Fifth Avenue, South, Extended, and run back between parallel lines 165 feet to an alley.

Included within the aforesaid description, but excluded from this conveyance is that part of said Lots Nos. 115 and 116 heretofore conveyed by the undersigned unto the State of Tennessee by deed dated February 5, 1969, and recorded in Book 4309, Page 795, Register's Office for Davidson County, Tennessee, to which said deed as so recorded, reference is hereby made for a description of the portions of said Lots Nos. 115 and 116 thus conveyed unto the State of Tennessee; said real estate being all of the property conveyed unto the undersigned by deed from Annie May Ritter, et vir., of record in Book 1282, Page 56, Register's Office for Davidson County, Tennessee, not heretofore conveyed by the undersigned unto the State of Tennessee.

Being the same property conveyed to Central Construction Co., Inc., by deed from Ellis Alexander and wife, Maudeline Alexander, of record in Book 4393, Page 642, Register's Office for said County.

All of the foregoing four tracts being part of the same property conveyed to Mohawk Construction Company by Deed from Central Construction Co., Inc., of record in Deed Book 4878, page 25, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereto belonging, in fee simple, forever, free from all right and equity of redemption and all other legal rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, leases, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

I, William T. Milton, as Successor Trustee, do hereby transfer, assign, and set over unto said James L. Howard and wife, Martha D. Howard, their heirs and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do so as Successor Trustee, but no further or otherwise.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $193,800.

AFFIANT

Subscribed and sworn to before me, this 18th day of May, 1977.

Notary Public

My Commission Expires: 1-21-79

WITNESS my hand as Trustee on this 16th day of May, 1977.

WILLIAM T. MILTON,
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared William T. Milton, the within named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Successor Trustee named herein, and that he, as such Successor Trustee, executed the foregoing instrument (SUCCESSOR TRUSTEE'S DEED) for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 16th day of May, 1977.

Barbara A. Lamb
Notary Public

My Commission Expires: July 18, 1979

E0465 5

IDENTIF. REFERENCE

MAY 19 2 52 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

[illegible]	[illegible]	[illegible]		*	[illegible]
MAY 19 77	CONV	99,000.00			
MAY 19 77	CONV	94,000.00			
MAY 19 77	S'TAX		B* 503.88		
MAY 19 77	PR'FEE		B* .50		
MAY 19 77	M'DEED		B* 10.00	*	514.38