This Instrument Prepared By:

Richard D. Speight
Goodpasture, Carpenter & Woods
Nashville, Tennessee

BOOK 5207 PAGE 467

To Be
Buyer v Leaf Beer
E V D Enterprises
Jas. Robertson Parkway

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 15, 1976, recorded in Book 5080 page146, Register's Office for Davidson County, Tennessee, Louis N. Farringer and wife Frances Farringer conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a note dated October 15, 1976 in the amount of $60,000.00 payable to Security Federal Savings and Loan Association of Nashville, in monthly installments of $513.83 each, with interest at eight and one-quarter per cent per annum; and,

WHEREAS, default was made in the payment of said note, the lawful owner called upon Everett A. Covington, Jr., Trustee, to advertise the property for sale pursuant to the provisions of said Deed of Trust. The Trustee did, therefore, pursuant to the authority vested in him as Trustee, and pursuant to the terms and provisions of the said Deed of Trust, advertise the property by publishing a notice of sale in the Nashville Record , a newspaper published in Davidson County, Tennessee, advertising the sale of the property on September 15, 1977 at 12:00 noon at the Courthouse in Nashville, Tennessee at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to all unpaid taxes and any lien which take priority as a matter of law.

Pursuant to said notice of sale, the Trustee, at the time and place fixed therein, offered the property for sale to the highest and best bidder for cash and sold said property to First Tennessee Bank N. A. Nashville for the sum of $62,920.00 this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid necessary to pay its note, as of the date of sale, the Trustee has this day bargained and sold, and does hereby sell, transfer and convey to David M. Erwin and Michael J. Philbin, partners d/b/a

E & P Enterprises, as assignee of First Tennessee Bank N.A. Nashville their successors and assigns, the following described real estate located in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 187 and 188 on the Plan of Fair Oaks, Section 2, of record in Book 4460, page 52, Register's Office for said County, described as follows:

Said Lot No. 187 fronts 84.00 feet on the southerly margin of Tusculum Court and extends back 123.52 feet on the westerly line and 123.80 feet on the easterly line to a dead line in the rear on which it measures 84.00 feet.

Said Lot No. 188 fronts 85.00 feet on the southerly margin of Tusculum Court and extends back 123.80 feet on the westerly line and 124.07 feet on the easterly line to a dead line in the rear on which it measures 85.00 feet.

Being part of the property conveyed to Louis N. Farringer and wife, Frances T. Farringer by deed from Vander, Inc., of record in Book_____, page _____, Register's Office for said County,

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said David M. Erwin and Michael J. Philbin , their successors and assigns, in fee simple forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all unpaid taxes and any liens taking priorty as a matter of law.

And the Trustee does hereby transfer, assign and set over to the said David M. Erwin and Michael J. Philbin their successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but no further or otherwise.

WITNESS my hand this 29th day of Sept. 1977.

Everett A. Covington Jr.
TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Richard D. Speight a Notary Public in and for said County and State, the within named Everett A. Covington, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that

he as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of Sept. 1977.

NOTARY PUBLIC

My Commission Expires: 5/22/79

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value of this transfer, whichever is greater, is $62,920.00.

Everett H. Covington Jr.
Affiant

Sworn to and subscribed before me this 24th day of Sept. 1977.

NOTARY PUBLIC

My Commission Expires: 5/22/79

E 30425

IDENTIF. REFERENCE

OCT 11 2 22 PM '77

FELIX ... REGISTER
DAVID... TENN.

OCT 11 E CONV 62,920.00
OCT 11 E S'TAX 6* 133.56
OCT 11 E PR'FEE 6* .50
OCT 11 E W'DEED 6* 6.00 * 170.04