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 Number
Nashville City Bank	SAME	Map 158
315 Union Street	BOOK 5276 PAGE 66	Parcel 3 PW
Nashville, TN 37201		7D-37439

WHEREAS, MANSON M. ROWAN and wife, PATRICIA E. ROWAN by Deed of Trust dated July 1, 1976, transferred and conveyed unto Richard Dance, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 5051, page 936, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Successor Trustee has been appointed by the holder of that certain promissory note described in and secured by the Deed of Trust aforesaid, pursuant to the power and authority contained therein with all title, powers and authority originally conveyed to and vested in the Trustee of said Deed of Trust, said Appointment of Successor Trustee being of record in Book 5265, page 569; 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 Successor Trustee, to foreclose said Deed of Trust; and

WHEREAS, the undersigned Successor Trustee, after due advertisement as required by law and as required by the terms of said Deed of Trust, offered said land for sale at the South Door of the Court House of Davidson County in Nashville, Tennessee, pursuant to the terms of said Deed of Trust, at 12:00 o'clock noon, April 20, 1978, when and where JOHN B. HARDCASTLE, TRUSTEE, became the last and highest bidder at the price of ONE HUNDRED EIGHTY-FIVE THOUSAND ($185,000.00) DOLLARS;

NOW, THEREFORE, I, E. BERRY HOLT III, Successor Trustee as aforesaid, in consideration of the premises and of the sum of ONE HUNDRED EIGHTY-FIVE THOUSAND ($185,000.00) DOLLARS to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the said JOHN B. HARDCASTLE, TRUSTEE, his successors and assigns, the land sold as aforesaid, being

in Davidson County, Tennessee, and more particularly described as follows:

> Land in the 7th Civil District of Davidson County, Tennessee, being Tract 2 on the unrecorded plan of the Rowan Estates described according to a survey made by Turner Engineering Company, Inc., dated January 5, 1970, as follows:
>
> Beginning at an iron pin in the southerly margin of Old Hickory Boulevard at the common corner of Tracts Nos. 2 and 3; thence leaving the Boulevard, S 18° 43' W 811.01 feet to an iron pin; thence S 18° 02' E 97.4 feet to an iron pin; thence S 70° 49' W 285 feet to an iron pin, common rear corner of Tracts Nos. 1 and 2; thence with the line between said tracts, N 14° 30' E 1065.6 feet to an iron pin in the southerly margin of Old Hickory Boulevard; thence with the Boulevard, S 71° 35' E 245 feet to the beginning.
>
> Being the same property conveyed to Manson M. Rowan and wife, Patricia E. Rowan, by deed from Vincent E. Wehby, Trustee, of record in Book 4339, page 377, 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 JOHN B. HARDCASTLE, TRUSTEE, his successors and assigns, in as full and complete manner as the undersigned, in his capacity as Successor Trustee as aforesaid, has the power to convey the same.

THE UNDERSIGNED, E. BERRY HOLT III, Successor Trustee, warrants the title to the said property to the said JOHN B. HARDCASTLE, TRUSTEE, his successors and assigns, against the lawful claims of all persons claiming by, through or under him. Said property is sold, however, subject to any and all unpaid taxes; any and all prior restrictions, encumbrances or liens of any nature of record in the Register's Office for Davidson County, Tennessee; and that certain Deed of Trust of record in Book 4398, page 298, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned, E. Berry Holt III,

APR21 80	CONV	90,000.00			
APR21 80	CONV	95,000.00			
APR21 80	S'TAX		B*	481.00	
APR21 80	PR'FEE		B*	.50	
APR21 80	W'DEED		B*	6.00	* 487.50

Successor Trustee, has set his signature on this 20th day of April, 1978.

E. BERRY HOLT III, Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named E. Berry Holt III, 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 office in Nashville, Tennessee, this 20th day of April, 1978.

NOTARY PUBLIC

My Commission Expires: 11/6/80

E 6 1 0 3 5

IDENTIF. REFERENCE

APR 21 9 22 AM '78

FEE $ REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ONE HUNDRED EIGHTY-FIVE THOUSAND ($185,000.00) DOLLARS, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

Subscribed and sworn to before me this 20th day of April, 1978.

NOTARY PUBLIC

My Commission Expires: 11/6/80