This instrument was prepared by:
WOODS & WOODS (JNB)
A Professional Association
121 Seventeenth Avenue, South
Nashville, TN 37203

BOOK 5279 PAGE 483

FORECLOSURE DEED

New Owner:
The Workman Company, Inc.
2917 Amory Dr.
Nashville, Tenn 37204

Send Tax Bills to:
New Owner

Field Book No.
12W13850
Map: 91-7
Parcel: 356

Richard Ashworth,

Trustee

to

The Workman Company, Inc.
a Tennessee Corporation

WHEREAS, Southern Foods, Inc. executed a certain Deed of Trust dated March 3, 1977 and recorded March 9, 1977, by which it conveyed to Trustee certain property hereinafter described to secure the payment of one promissory note therein described, which Deed of Trust is recorded in Book 5122, page 137, Register's Office of Davidson County, Tennessee; and

WHEREAS, by the terms of said Deed of Trust the lawful owner and holder of the indebtedness secured thereby was empowered upon default in the performance of the covenants, terms, and conditions of said Deed of Trust, to declare the amount of the principal indebtedness secured thereby, due and payable, and the said Trustee, was thereupon directed and empowered, upon giving 30 days notice, by a publication in Davidson County, Tennessee, to sell said property at the courthouse door in said county to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions of every kind which are expressly waived and provided for in said Deed of Trust; and to make a deed to the purchaser; and

WHEREAS, default having occurred in the performance of the covenants, terms and conditions, of said Deed of Trust and by reason of said default the owner and holder of said promissory note, pursuant to the powers contained in said Deed of Trust, declared the entire amount of said indebtedness due and payable and said Trustee gave notice by four (4) weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notices appearing on March 23, 30, and April 6 and 13, 1978, that he would on the 27th day of April, 1978, at 11:00 a.m. at the front door of the courthouse at Nashville, Davidson County, Tennessee offer for sale certain property hereinafter described to the highest and best bidder for cash, free from the equity of redemption, homestead, dower, and all other rights of exemption of every kind which are expressly waived as provided for in said Deed of Trust, but subject to any unpaid taxes that may constitute a lien against the property, and subject to any lien, restriction or encumbrance regarding said property, in order to satisfy said debt and unpaid interest thereon, together with the expenses of the sale and at said time and place, said Trustee offered said property for sale and The Workmen Company, Inc offered therefor the sum of $3,700.00 cash, which was the highest and best bid and said property was sold to the said The Workmen Company, Inc.

Now, therefore, in consideration of the premises and for the sum of $3700.00 to me, in hand paid, the receipt of which is hereby acknowledged, I, Richard Ashworth, Trustee, by virtue of the powers and authority vested in me by said Deed of Trust have bargained and sold and do hereby transfer and convey unto said The Workmen Company, INC, their successors and assigns, a certain lot or parcel of land

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

> Land in Davidson County, Tennessee being a tract located at the Southeast corner of Michigan Avenue and Forty-Eighth Avenue North, formerly known as Seventh Street, and described as follows:
>
> BEGINNING at the Southeast corner of Michigan Avenue and Forty-Eighth Avenue North; thence with the southerly margin of Michigan Avenue eastwardly 50 feet to a point; thence South and parallel with the easterly margin of Forty-Eighth Avenue North a distance of 150 feet to the North boundary of a 25-foot alley; thence with the northerly margin of said alley westwardly 50 feet to the East margin of Forty-Eighth Avenue North; thence with the easterly margin of the same northwardly 150 feet to the point of beginning.
>
> This property consists of Lot 1 and the westerly 15 feet of Lot 2, Block 1 of the East Extension of Plan No. 1, West Nashville, as of record in Book 421, page 1, Register's Office Davidson County, Tennessee.
>
> Being the same property conveyed unto Southern Foods, Inc., by deed from Leon Gilbert et al, recorded in Book 5093, page 262; and by deed of correction recorded in Book 5158, page 555.

To have and to hold said property to the said The Workman Company, Inc, their successors and assigns, forever.

The said, Richard Ashworth, Trustee, transfers and conveys to the said The Workman Company, Inc, all the warranties and all covenants conveyed in said Deed of Trust in as full a manner as he can or should convey under the power invested in him as trustee but not otherwise.

This conveyance is made subject to all unpaid taxes, and any encumbrances, liens or restrictions regarding said property.

This 27th day of April, 1978.

Richard Ashworth, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me James N. Bryan, Jr a notary public in the said county and state, the within named bargainor, Richard Ashworth, with whom I am personally acquainted and who acknowledged that he, as trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of April, 1978.

James N. Bryan, Jr.
NOTARY PUBLIC

JAMES N. BRYAN, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
1-18-82

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

IDENTIF. REFERENCE ↑
MAY 1 10 26 AM '78
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

56265.6

The actual consideration paid in this transfer is $3,700.

Richard Ashworth, Trustee
AFFIANT

Sworn to and subscribed to me this 27 day of April, 1978.

James N. Bryan, Jr.
NOTARY PUBLIC

JAMES N. BRYAN, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
1-18-82

MAY-1 78	CONV	*3,700.00			
MAY-1 78	S'TAX		B*	9.62	
MAY-1 78	PR'FEE		B*	.50	
MAY-1 78	W'DEED		B*	8.00	* 18.12