BOOK 5291 PAGE 536

THIS INSTRUMENT PREPARED BY

DOUGLAS A. BRACE
ATTORNEY 23 Fl LEC
NASHVILLE, TENNESSEE 37219

SEND TAX BILLS TO:

Southern Industrial Banking Corporation
201 West Clinch Avenue
Knoxville, Tennessee 37919

Map 91-10
Par 17

TRUSTEE'S DEED

This instrument made and entered into this the 24th day of May, 1978, by and between DOUGLAS A. BRACE, Trustee, party of the first part, and Southern Industrial Banking Corporation, party of the second part.

W I T N E S S E T H:

WHEREAS, by Deed of Trust of record in Book 5085, Page 90, Register's Office for Davidson County, Tennessee, JESSIE POWELL DERRYBERRY and wife, MARION R. DERRYBERRY, conveyed certain property described therein to Douglas A. Brace, Trustee, to secure payment of a first mortgage, payable to SOUTHERN INDUSTRIAL BANKING CORPORATION, and;

WHEREAS, default was made in the payment of said mortgage and the holders thereof have directed first party to advertise and sell said indebtedness and the costs of foreclosure, in accordance with the terms and provisions of the said mortgage and Deed of Trust, and;

WHEREAS, first party did advertise said property for sale in accordance with the terms of said Deed of Trust, notices of the time and place of said sale being published in The Nashville Record, as required by law, and;

WHEREAS, pursuant to said notices, first party did offer said property for sale at the front (south) door of the Davidson County Courthouse in Nashville, Tennessee on Wednesday, May 24, 1978 and Southern Industrial Banking Corporation, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of FIVE HUNDRED AND NO CENTS ($500.00).

Now, therefore, in consideration these premises, first party has this day bargained and sold and does hereby transfer and convey unto Southern Industrial Banking Corporation, the party of the second part, their heirs, successors and assigns, the following described real estate located in Davidson County, Tennessee, to wit:

A tract or parcel of land in the 8th Civil District of Davidson County, Tennessee contiguous to and east of West Park Addition, a plan of which is of record in Book 2330, page 39, Register's Office for said County and described according to a survey by William Collier Parrish, Associates Engineers, dated September ___, 1955, and revised October 5, 1955, as follows: Beginning at a monument, the same being the northeasterly corner of Lot No. 1 in said West Park Subdivision; thence South 58°54' East 100 feet to a point, thence North 31° East 175 feet to a point; thence with 25 feet radius curve northerly 39.3 feet to a point in the southerly margin of Morrow Road; thence with the southerly margin of Morrow Road, South 58°54' East 100 feet to a point; thence with 25 foot radius curve, westerly 39.3 feet to a point; thence South 31° West 175 feet to a point, thence South 58° 54' East 85 feet to a point; thence South 24°07' West 121 feet to a point; thence South 7°58' West 344.2 feet to a post; thence South 41°58' West 263 feet to a point; thence South 25' West 265 feet to a point in Richland Creek; thence South 59° West 97 feet to a point in Richland Creek thence North 84°05' West 36 feet to a point in Richland Creek thence North 60°10' West 162 feet to a point in Richland Creek; thence North 28°08' West 245 feet to a point in Richland Creek; thence North 31° East with the boundary of West Park Addition 898 feet to the point of beginning. Included but excluded from the above description is the entire Subdivision known as West Park Addition No. 2, of record in Book 2330, page 63, said Register's Office.

Included but excluded from the above description is the following tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed of record in Book 4295, page 972, and re-recorded in Book 4301, page 315, said Register's Office as follows:
Beginning at a point in the center of Richland Creek, said point also being the northeast corner of Block No. 41 of the B. F. Cockrill Farm Subdivision, a plan of which is of record in Book 161, page 134, said Register's Office; thence South 59° West 97 feet to a point in Richland Creek; thence North 84°05' West 36 feet to a point in Richland Creek; thence North 60° 10' West 162 feet to a point in Richland Creek; thence North 28°08' West 245 feet to a point in Richland Creek; thence South 67°05'36" East 330 feet to a point; thence North 76°24' East 88 feet to a point; thence South 5°05' West 190 feet to the point of beginning and containing 62,300 square feet, more or less.

Being the same property conveyed to J. P. Derryberry by deed from Carl Batson, Inc. of record in Book 5085, page 85, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate unto said second party, its assigns, forever and in bar of the equity of redemption, homestead, dower and all other exemptions of every kind which were waived.

And, I, Douglas A. Brace, Trustee, do further covenant and bind myself, my successors and representatives to warrant and defend title to said land only as to such title coming through me to the second party, its heirs and assigns, against the lawful claims of all persons whomsoever, subject to any unpaid property taxes.

IN WITNESS WHEREOF, first party hereunto sets his signature this day and date first above written.

E68007

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IDENTIF. REFERENCE

MAY 30 3 14 PM '78
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Douglas A. Brace, Trustee
First Party

MAY 30 78 CONV * 500.00
MAY 30 78 S'TAX 3* 1.30
MAY 30 78 PR'FEE 3* .50
MAY 30 78 W'DEED 3* 6.00 * 7.80

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 Douglas A. Brace, Trustee, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 24th day of May, 1978.

Notary Public

My commission expires: 2/23/80

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is FIVE HUNDRED AND NO CENTS ($500.00).

Sworn and subscribed before me this the 24th day of May, 1978.

Affiant

Notary Public

My commission expires: 2/23/80