3447 02/16 248.30- CHECK

Field Bk. 120-8548

Send Tax Bills To:
First Tennessee Bank
101 Public Square
Gallatin, Tenn 37066

Mail
This Instrument was Prepared
CHARLES H. BEATY
Attorney-At-Law
Public Square
GALLATIN, TENNESSEE

BOOK 5395 PAGE 864

T R U S T E E ' S D E E D

THIS INSTRUMENT made and entered into on this the 2nd day of February, 1979, by and between CHARLES H. BEATY, TRUSTEE, appointed Substitute Trustee, of record in Book 5373, Page 459, Register's Office of Davidson County, Tennessee, PARTY OF THE FIRST PART, and First Tennessee Bank, Gallatin, Tennessee, a Tennessee Banking Corporation, PARTY OF THE SECOND PART:

W I T N E S S E T H

WHEREAS, by Deed of Trust dated the 4th day of October, 1976, and of record in D. T. Book 5076, Page 564, in the Register's Office of Davidson County, Tennessee, KWIK STOP MARKET OF NASHVILLE, a joint venture composed of J. N. Magnunson and Will R. Ognio, conveyed to S. B. JONES, TRUSTEE, the hereinafter described real estate to secure to FIRST TENNESSEE BANK of Gallatin, Tennessee, the payment of one note in the principal sum of $100,000.00, and

WHEREAS, default was made in the payment of said note and the holder thereof having directed the PARTY OF THE FIRST PART to sell said property, as provided by said trust deed, THE PARTY OF THE FIRST PART, did, by publication in the Nashville Record, advertise said property to be sold on this date, and pursuant to said publication, on this date, during legal hours, the PARTY OF THE FIRST PART offered said property for sale at the front door of Davidson County, Tennessee, Courthouse, after receiving competitive bids, sold said property to First Tennessee Bank, Gallatin, Tenn., a Tennessee Banking Corporation at the price of Ninety three Thousand and no/100 Dollars

this being the highest, last and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of Ninety-three Thousand and no/100 Dollars, cash in hand paid, the receipt of which is hereby acknowledged, the PARTY OF THE FIRST PART has this day bargained and sold and does hereby sell, transfer and convey unto the PARTY OF THE SECOND PART, its successors/their heirs, and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, as follows:

BEGINNING at a point in the easterly margin of Two Mile Pike at the northwest corner of the property conveyed to Joe W. Wright in Book 3797, Page 257, Register's Office of Davidson County, Tennessee; thence with said easterly margin of Two Mile Pike, North 46° 16' 47" West 183.48 ft. to a point at the beginning of a curve to the east with a 25 ft. radius; thence around said curve a distance of 55.94 ft. to a point in the southerly margin of Long Hollow Pike as relocated; thence along the right of way of said Long Hollow Pike with a curve to the north with a radius of 1,947.86 ft., a distance of 148.26 ft. to another point on said southerly right of way; thence continuing with said southerly right of way, North 77° 34' 10" East 222.12 ft. to a point on said right of way at the said Joe W. Wright's northeast corner; thence with Wright, South 45° 00' 13" West 344.98 ft. to the point of beginning, containing 0.892 acre, more or less.

BEING the same property conveyed to Kwik Stop Market of Nashville, a joint venture composed of J. N. Magnumson and Will R. Ognio, by deed of record in Book 5076, Page 561, said Register's Office, from Clyde W. Chambers and wife, Comella D. Chambers.

TO HAVE AND TO HOLD the above described tract or parcel of land together with all the improvements thereon, unto the PARTY OF THE SECOND PART, its successors/their heirs and assigns, in fee simple, forever, and in bar of all right or equity of redemption.

THIS conveyance is made subject to any unpaid property taxes and assessments.

AND PARTY OF THE FIRST PART, as TRUSTEE, does hereby transfer, assign, and set over unto the PARTY OF THE SECOND PART all of the covenants and warranties contained in the aforesaid deed of trust and does nereby warrant the title as fully as he is authorized to do as TRUSTEE, but not further or otherwise.

WITNESS my hand this the 2nd day of February, 1979.

Charles H Beaty, Trustee
CHARLES H. BEATY, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned, a Notary Public, in and for the County and State aforesaid, the within named bargainor, CHARLES H. BEATY, TRUSTEE, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 2nd day of February, 1979.

Helen J. Beaty
NOTARY PUBLIC

My Commission Expires: 3/3/79.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 $93,000.00.

Charles H Beaty, Agent
AFFIANT

SUBSCRIBED and sworn to before me this the 2nd day of February, 1979.

Helen J. Beaty
NOTARY PUBLIC

My Commission Expires: 3/3/79.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIF. REFERENCE

FEB 16 8 58 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENNESSEE

F. I. 4 4 2 3.