109 - Par 12 TIC

Prepared By: Bone & Woods
Suite 800
United American Bank Building
Nashville, Tennessee 37219

Address New Owner:

United American Bank of Nashville
200 Fourth Avenue, North
Nashville, Tennessee 37219

Send Tax Statements To:

United American Bank of Nashville
200 Fourth Avenue, North
Nashville, Tennessee 37219

TRUSTEE'S DEED

BOOK 5462 PAGE 138

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated March 8, 1973, of record in Book 4688, Page 374, Register's Office for Davidson County, Tennessee, and Sam J. McAllester, III was the duly appointed Substitute Trustee by instrument of record in Book 5437, Page 893, Register's Office for Davidson County, Tennessee, and the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said Deed of Trust, I, Sam J. McAllester, III, Substitute Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon, Tuesday, July 3, 1979, at the front door of the Davidson County Courthouse, Public Square, Nashville, Davidson County, Tennessee, to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but said sale subject to any and all unpaid taxes and other encumbrances which may be a lien against said property; I, Sam J. McAllester, III, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Two Hundred Twenty Two Thousand, One Hundred Fifty Eight and 44/100 Dollars ($222,158.44) by United American Bank of Nashville, a Tennessee banking corporation, and said property was knocked off and sold to United American Bank of Nashville.

NOW, THEREFORE, in consideration of the premises and the sum of Two Hundred Twenty Two Thousand, One Hundred Fifty Eight and 44/100 Dollars ($222,158.44) cash in hand paid by United American Bank of Nashville, I, Sam J. McAllester, III, Substitute Trustee, have this day bargained and sold by these presents do transfer and convey to its heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described in Exhibit A attached hereto.

To have and to hold the same tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to United American Bank of Nashville, its heirs and assigns, forever.

And I covenant with the said United American Bank of Nashville, that I am lawfully seized and possessed of said real estate as Substitute Trustee only, and by the terms of the above mentioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to United American Bank of Nashville, its heirs and assigns, against the lawful claims of any persons claiming by or through me as Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate than I received as Trustee.

Witness my hand this 6th day of July, 1979.

SAM J. McALLESTER, III,
Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Renee D Tenley, a Notary Public in and for the State and County aforesaid, Sam J. McAllester, III, Substitute Trustee, with whom I am personally acquainted, the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 6th day of July, 1979.

Renee D Tenley
NOTARY PUBLIC

My Commission Expires:
10-17-82

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $222,158.44.

Sam J McAllester III
AFFIANT

Subscribed and sworn to before me this 6th day of July, 1979.

Renee D Tenley
NOTARY PUBLIC

My Commission Expires:
10-17-82

F.38949

IDENTIFICATION

JUL 9 4 04 PM '79

FEE $ TAX $

EXHIBIT A

Land in Davidson County, Tennessee, being a tract of land "Reserved for Future Development," as shown on the Plan of Lincoya Bay, Section I, of record in Book 4460, page 153, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the northerly boundary of said T. J. Sterritt property, said point of beginning being located as follows:

Beginning at an iron pin in the easterly margin of Pleasant Hill Road, said point being 3,250 feet southerly along the easterly margin of Pleasant Hill Road from Stewarts Ferry Pike; thence South 82° 09' East 530.20 feet with a line to an iron pin; thence South 79° 46' East, 758.64 feet with a line of a concrete monument on the U. S. Government line; thence South 77° 38' East, 170.00 feet with the said U. S. Government line to an iron pin the point of beginning; said point being a common corner between T. J. Sterritt property and Lincoya Bay Phase I; thence South 13° 51' East, 212.00 feet with a line to an iron pin; thence South 20° 09' West, 145.00 feet with a line to an iron pin; thence South 41° 15' West, 135.00 feet with a line to an iron pin; thence South 86° 09' West, 160.00 feet with a line to an iron pin; thence South 10° 39' West, 107.00 feet with a line to an iron pin; thence North 79° 21' West, 120.00 feet with a line to an iron pin; thence South 75° 39' West, 250.00 feet with a line to an iron pin; thence North 74° 21' West, 400.00 feet with a line to an iron pin; said point being a common corner between T. J. Sterritt property, Lincoya Bay Phase I, William O. Burger, Jr., et ux., and John C. Hornaday, et ux.; thence South 8° 39' West, 540.06 feet with a line to an iron pin; thence South 8° 03' West, 517.32 feet with a line to a concrete monument on the U. S. Government line, said point being the southwesterly corner of the T. J. Sterritt property; thence South 82° 57' East, 848.02 feet with the U. S. Government line to a concrete monument; thence South 82° 27' East, 589.77 feet with the U. S. Government line to a concrete monument, said point being the southeasterly corner of the T. J. Sterritt property; thence North 16° 54' West, 329.75 feet with the U. S. Government line to an iron pin; thence North 11° 07' East, 473.88 feet with the U. S. Government line to an iron pin; thence North 42° 19' East, 259.05 feet with the U. S. Government line to an iron pin; thence North 4° 14' East, 258.95 feet with the U. S. Government line to an iron pin; thence North 4° 14' East, 190.00 feet with the U. S. Government line to an iron pin; said point being a common corner between T. J. Sterritt property and Sewage Treatment Plant site; thence North 78° 48' West, 100.00 feet with a line to an iron pin; thence North 4° 14' East, 200.00 feet with a line to an iron pin on the U. S. Government line, said point being a common corner between T. J. Sterritt property and Sewage Treatment Plant site; thence North 78° 48' West, 162.69 feet with the U. S. Government line to a concrete monument; thence North 77° 38' West, 225.03 feet with the U. S. Government line to an iron pin, the point of beginning, containing 39.22 acres, more or less.

BEING part of the same property conveyed to T. J. Sterritt, by deed from Earl L. Perdue and wife, Minnie M. Perdue, of record in Book 4249, page 630, Register's Office for Davidson County, Tennessee.

A 50 foot access easement is reserved for ingress, egress and utilities along the northerly line of the aforesaid tract of 39.22 acres to the Sewage Treatment Plant site as shown on Plan of record in Book 4460, page 153, said Register's Office, more particularly described as beginning at the northwest corner of the Sewage Treatment Plant site; thence North 78° 48' West 162.69 feet with the U. S. Government line to a concrete monument; thence North 77° 38' West 225.03 feet with the U. S. Government line to an iron pin, the point of beginning of the description of the aforesaid tract of 39.22 acres; thence South 13° 51' East 50 feet; thence South 78° 38' West 388.02 feet, more or less, to the westerly line of the Sewage Treatment Plant site; thence North 4° 14' East 50 feet tc the point of beginning of the description of such easement area.

There is also conveyed a 50 foot right-of-way or easement for ingress, egress and street or road purposes and for subsurface, surface or above surface construction of public utility, facilities and structures for the purpose of rendering public utility services, including but not limited to, telephone, electricity, water, sewer and garbage disposal services, over, under and through the area shown on the Plan of record in Book 4460, page 153, said Register's Office, as being a 50 foot access easement for ingress, egress and utilities and access easement for ingress, and egress in the northwesterly portion of the tract of land described and referred to as Lincoya Bay Phase I (14.42 acres), with full power to dedicate and convey all or part of such easement area or right-of-way for street or road purposes and to governmental bodies, public utility companies and private companies furnishing utility services with the right and power to construct or to cause to be constructed thereon facilities and structures necessary and appropriate for rendering such services and to construct or to cause to be constructed thereon paving as required upon dedicated public streets as may be necessary to meet the requirements of governmental bodies, public utilities and private companies accepting dedications for such purposes, all for the use and benefit of the owners or occupants of the tract of land of 39.22 acres hereinabove described, with the right reserved for similar uses by the owners and occupants of the tract of 14.42 acres described as Lincoya Bay Phase I. The 50 foot easement area so referred to and the rights to the use thereof herein conveyed is more particularly described as follows:

Being the following described real estate in the 3rd Civil District of Davidson County, Tennessee:

BEGINNING at a spike in the easterly margin of Pleasant Hill Road, said point being 3,250 feet along the easterly margin of Pleasant Hill Road from the intersection of Stewarts Ferry Pike; thence South 8° 39' West 50 feet along the easterly margin of Pleasant Hill Road to an iron pin; thence South 82° 9' East 580.20 feet passing an iron pin at 530.20 feet; thence South 8° 39' West 620 feet to a point in a line; thence North 74° 21' West 50 feet to a point in a line; thence North 8° 39' East 570 feet to an iron pin; thence North 82° 9' West 530.20 feet to the point of beginning.

BEING part of the same property conveyed to T. J. Sterritt by deed from Earl L. Perdue and wife, Minnie M. Perdue, of record in Book 4249, page 630, Register's Office for Davidson County, Tennessee.

There is also conveyed the right and privilege of making connections to the sewerage collection, treatment and disposal facilities whenever erected at the Sewage Treatment Plant site as shown on Plan of record in Book 4460, page 153, said Register's Office, for the purpose of giving the same sewerage service to owners and occupants of the tract of 39.22 acres hereinabove described and upon the same terms and conditions as the sewerage collection, treatment and disposal services are furnished to owners and occupants of the tract of 14.42 acres described and referred to hereinabove as Lincoya Bay Phase I.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5462 PAGE 143

CO - CONVEYANCE	CC - CERTIFIED COPY		MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE		ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE		ST - STATE TAX MORT.
TD - TRUST & DEED			PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			158.44- CO 57?.72 CO TX .50 PRFE 15.00 MORTG CHECK 993.22- SUBEAS7/5/79 BAL .00-	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-38949

IDENTIF. REFERENCE

JUL 9 4 04 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 695801