STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Ima Seneca
Affiant

Subscribed and sworn to before me, this 23rd day of January, 1981.

Linda D. Lillard
Notary Public

My Commission expires Jan. 15, 1983.

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:
Hickory Bay Restaurant, Inc.
701 North Gallatin Road
Madison, TN 37115

Send Tax Bills to:
SAME

Map-Parcel Numbers
11D 22760
11D 22780

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this 6th day of January, 1981, by and between J. MURRAY MILLIKEN, TRUSTEE, FIRST PARTY, and HICKORY BAY RESTAURANT, INC., SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated August 30, 1980, of record in Book 5646, page 367, Register's Office for Davidson County, Tennessee, J. R. Horvath, unmarried and J. C. Dahlstrom and wife, Sandra Dahlstrom, conveyed to J. Murray Milliken, Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Three Hundred Forty Thousand and no/100 ($340,000.00) Dollars, and,

WHEREAS, default was made in the payment of said promissory note and the holder directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said note and deed of trust; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of

said sale being published in The Nashville Record on November 28, 1980; December 4, 1980 and December 11, 1980; and

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Tuesday, January 6, 1981 at 12:00 o'clock noon, Jack T. Pitt and wife, Betty C. Pitt, being the highest and best bidders thereof, became the purchasers of said property at and for the sum of THREE HUNDRED FORTY THOUSAND AND NO/100 ($340,000.00) DOLLARS, and said sum of said bid having been paid, the receipt therefor is hereby acknowledged; and

WHEREAS, Jack T. Pitt and wife, Betty C. Pitt have assigned their purchase rights as the highest and best bidders thereof to SECOND PARTY.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by the presents transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Madison Annex Subdivision, of record in Book 843, page 32, Register's Office for Davidson County, and part of Lot No. 1 on the Map of the Subdivision of Mrs. Charles T. Williams, of record in Book 843, page 1, said Register's Office, described as follows according to a survey by Southern Land and Associates, Inc., dated September 26, 1979:

BEGINNING at an iron pin in the westerly margin of Gallatin Road at the northeast corner of said Lot No. 1 on the Map of Madison Annex Subdivision thence South 2 deg. 00 min. 00 sec. West 130.5 feet to an iron pin; thence North 85 deg. 41 min. 39 sec. West 149.12 feet to an iron pin; thence North 2 deg. 00 min. 00 sec. East 23 feet to an iron pin; thence 88 deg. 00 min. 00 sec. West 278 feet to an iron pin in the easterly margin of the L & N Railroad; thence North 15 deg. 11 min. 11 sec. East 100 feet along the easterly margin of said L & N Railroad to a corner post; thence South 88 deg. 35 min. 11 sec. East 404.21 feet to the point of beginning.

Being the same property conveyed to J. R. Horvath and J. C. Dahlstrom by deed from Jack T. Pitt and wife, Betty C. Pitt of record in Book 5646, page 352, said Register's Office.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, J. Murray Milliken, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title of said land only as to such title coming through or by me to the said Second Party, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

J. Murray Milliken, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Linda P. Turner, a Notary Public in and for said County and State, the within named J. MURRAY MILLIKEN, TRUSTEE, the barganior, 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 27th day of January, 1981.

Linda P. Turner
Notary Public

My Commission Expires:

1-15-83

G 26898

IDENTIF. REFERENCE

JAN 27 12 04 PM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5704 PAGE 191

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			340000.00- CO	
			884.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 893.50-	
6774A01/27/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 26898

T
IDENTIF. REFERENCE

JAN 27 12 04 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN

No. 803787