Burger & Jef Bills
Bank of Commerce
Woodbury, Tenn

PARCEL #1
MAP 71-15
PARCEL 200

PARCEL #2
MAP 51
PARCEL 93

TRUSTEE'S DEED

BOOK 5720 PAGE 922

THIS INSTRUMENT made and entered into on this the 12th day of March, 1981, by and between John Blankenship, Trustee, party of the first part, and Woodbury Bank of Commerce, party of the second part.

WHEREAS, by Deed of Trust dated the 23rd day of March, 1979, of record in the Register's Office for Davidson County, Tennessee, Book 5409, Page 607, Wayne Epperly and wife, Ruth S. Epperly, conveyed to the first party as Trustee the hereinafter described real property, to secure the payment of a ninety-day (90-day) note in the original principal amount of $31,000.00, payable to the Bank of Commerce, Woodbury, Tennessee; and

WHEREAS, default having been made in the payment of said note, and the holder thereof having directed the first party to sell said property, as provided by the said Deed of Trust, the first party did advertise said property to be sold on the 6th day of February, 1981 and, pursuant to said notices, the first party offered said property for sale on the 6th day of February, 1981 at 12:00 noon at the south door of the Courthouse for Davidson County, Tennessee and, after receiving competitive bids, sold said property to the Bank of Commerce of Woodbury, Tennessee at the price of $20,000.00, this being the highest, last, and best bid.

NOW, THEREFORE, the first party has this day bargained and sold, and does hereby sell, transfer, and convey to the second party, the following described real estate, located in Nashville, Davidson County, Tennessee, and more particularly described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 20,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 12th DAY OF March, 81

PARCEL NO. 1

Lots Nos. 135, 136 and 137 on the Plat of Highland Land Company's Subdivision of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 135, 136 and 137 adjoin and front together 75 feet on the west side of Stainback Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Wayne Epperly and wife, Ruth S. Epperly, by Trustee's Deed from Paul G. Blankenship, Trustee, dated March 17, 1978, and of record in Deed Book 5266, Page 197, Register's Office for Davidson County, Tennessee.

PARCEL NO. 2

Being part of Lot No. 2 on the map of Joe Phillips Plan, as of record in Book 21, Page 143, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the southwest corner of subject property, said point also being the common corner of Map and Parcel Nos. 51-95, 51-93, 51-99.1 and 51-98 on the Real Estate Atla. of the Tax Assessor's Office for said County; thence north 7° 55' 22" east 230.70 feet to a point on the southerly margin of Briley Parkway; thence south 65° 02' 23" east 679.41 feet along the southerly margin of Briley Parkway to a point; thence continuing with same south 34° 53' east 48.84 feet to a point; thence leaving the southerly margin of Briley Parkway north 81° 43' 29" west 682.79 feet to the point of beginning and being land locked.

Being the same property conveyed to Wayne Epperly from the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed dated October 4, 1978, and of record at Book 5355, Page 60, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate to the party of the second part in fee simple and in bar of all right or equity of redemption.

And the party of the first part, as Trustee, does hereby transfer, assign and set over to the second party, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do so as Trustee, but not further or otherwise.

WITNESS the signature of the first party on this the day and date first above written.

John Blankenship
JOHN BLANKENSHIP

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Camille Batchelor, a Notary Public in and for said County and State, the within-named John Blankenship, 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 12th day of March, 1981.

Camille K. Batchelor
Notary Public

My Commission Expires: 10-15-83

This Instrument Prepared
By Cate and Setzer
1101 Stahlman Bldg.
Nashville TN 37201

RUSH

MAR 13 9 34 AM '81

IDENTIFICATION REFERENCE

3330 63

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5720 PAGE 925

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 20000.00- CO | |
| | | | 52.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 61.50- |
| 4758A03/13/81 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

633063

IDENTIFICATION REFERENCE

MAR 13 9 34 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 811474