mail

This instrument was prepared by:

STINNETT & WILKINSON, Attorneys
108 South Main Street
Ashland City, Tennessee 37015

Address new owner as:
Ashland City Bank and Trust Company
311 North Main Street
Ashland City, Tennessee 37015

Send tax bills to: Same

Map 30
Par 58.1

TRUSTEE'S DEED

BOOK 5737 PAGE 503

WHEREAS, on June 11, 1979, Dudley Oakley, executed to Homer J. Tidwell, Jr., Trustee, a Deed of Trust on the land hereinafter described, and to secure and make certain the payment of a certain note therein described, which Deed of Trust is recorded in Book 5450, page 288, Register's Office for Davidson County, Tennessee, to which record reference is here expressly made; and

WHEREAS, William G. Wilkinson, having been appointed Successor Trustee, by instrument of record in Book 5712, page 109, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note and same remained past due and unpaid, and at the request of the lawful owner and holder of said note, William G. Wilkinson, Successor Trustee, advertised said land for sale by three publication notices appearing in the Nashville Record on March 26th, April 2nd and 9th, 1981, and on April 17, 1981, at the front door of the Courthouse in Nashville, Tennessee, offered said land for sale to the highest bidder for cash, as provided in said advertisement, and pursuant to the authority vested in said Successor Trustee, Ashland City Bank and Trust Company became the purchaser for the sum of Forty Thousand and No/100 ($40,000.00) Dollars, that being the highest, last and best bid received.

NOW, THEREFORE, for and in consideration of the sum of Forty Thousand and No/100 ($40,000.00) Dollars, which has been paid in cash, the receipt of which is hereby acknowledged, I, William G. Wilkinson, Successor Trustee, by virtue of the power vested in me, have this day bargained and sold, and by these presents do hereby sell, transfer, and convey unto the said Ashland City Bank and Trust Company, its heirs and assigns, certain real estate located in 14th Civil District of Davidson County, Tennessee, to wit:

> A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by W. B. Omohundro, Surveyor, dated May 13, 1944, as follows:
>
> BEGINNING at a stake in the northerly margin of Old Hickory Boulevard, said beginning point being the southeast corner of the land in question, and the southeast corner of Buford Reding's land; thence with Reding's west line, N 2° 30' E 554.3 feet to an elm stump; thence N 86° 30' W 2948.2 feet with the Buford Reding land and B. Sarrett's land to a stake in Del Bianco's land; thence with Bianco's east line, S 2° E

2273 04/27 110.50 CHECK

1091 feet to a chestnut stump; thence S 4° 30' W 860 feet with Kemp's land and Mrs. Hemple's land to the northwest corner of Freudman's land; thence with Freudman's north line, N 54° E 87.12 feet; thence N 72° E 66 feet; thence N 73° 15' E 126 feet to a point in the northerly margin of Old Hickory Boulevard; thence with the northerly margin of said Boulevard, east 2951 feet to the point of beginning, containing 80.42 acres, more or less.

BEING the same property conveyed to Dudley Oakley, by deed from Maurice R. Bachlotte and wife, Gladys F. Bachlotte, of record in Book 5143, page 992, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1981 County taxes, and all back taxes.

TO HAVE AND TO HOLD said property to the said grantee, it heirs and assigns, forever.

I covenant, as Successor Trustee, that I have the right to convey said property, and I convey to the said grantee the benefit of the covenant of seizin and general warranty contained in said Deed of Trust, which provided that the purchaser should get an absolute title to said land; but I do not warrant the title personally as Successor Trustee, or for the beneficiary for whom I have acted in the sale of said land.

WITNESS my hand this the 17th day of April, 1981.

William G. Wilkinson

WILLIAM G. WILKINSON
Successor Trustee

IDENTIF. REFERENCE

APR 27 1 38 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G 3 9 0 1 1

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, William G. Wilkinson, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Ashland City, Tennessee, this the 17th day of April, 1981.

Janet M. Oakley

Notary Public

My Commission expires: 10-19-82

STATE OF TENNESSEE, COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Jean Buck

Affiant

Subscribed and sworn to before me this the 17th day of April, 1981.

Janet M. Oakley

Notary Public Com. Exp. ~~10-19-82~~ 7-31-84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5737 PAGE 505

FOR

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40000.00- CO	
			104.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 110.50-	
			2273A04/27/61 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

639011

IDENTIF. REFERENCE T

APR 27 1 38 PM 61

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 818686