OFFICIAL RECEIPT

Send tax bills to: Liberty Bank
P.O. Box 344
Brentwood, Tennessee 37027 BOOK 5893 PAGE 273

Address of new owner is:
335 Wilhagen Drive
Nashville, TN 37217

Map 106-12
Par 22 Jsl

TRUSTEE'S DEED

This instrument made and entered into on this the 13th day of April, 1982, by and between Fred Elledge, Jr., Trustee, party of the first part, and C. J. Beardsworth and Hae W. Sohn, parties of the second part;

WHEREAS, by deed of trust of record in the Register's Office, Davidson County, Tennessee, in Book 5637, page 659, William L. Berkley, Jim Woolems and C. James Beardsworth, d/b/a Advantage Investments, Inc., conveyed to Phillip Saindon as Trustee the hereinafter described real estate, to secure a note aggregating $75,000.00, and the first party having been appointed Successor Trustee, by instrument of record in Book 5857, page 699, said Register's Office; and

WHEREAS, by deed of trust of record in the Register's Office, Davidson County, Tennessee, in Book 5649, page 611, Advantage Investments, Inc., conveyed to the first party as Trustee the hereinafter described real property to secure a note aggregating $51,398.40;

WHEREAS, default was made in the payment of each of said notes, and the holder thereof having directed the first party to sell said property as provided in said deeds of trust, the first party did, on March 11, 18 and 25, 1982, by three insertions in The Nashville Record, Nashville, Tennessee, advertise said real property to be sold on April 13, 1982, at 11:00 o'clock A.M., and, pursuant to said notices, on this date, during legal hours, the first party offered said properties for sale, at the south door of the Courthouse in Nashville, Davidson County, Tennessee; and, after receiving competitive bids, as to said tract, sold same to C. J. Beardsworth and Hae W. Sohn at the price of $90,000.00, this being the highest, last and best bid, and being less than the balances owing on said notes with accrued interest.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

The first party has this day bargained and sold, and does hereby sell, transfer and convey unto the second parties, their heirs and assigns, the following described real estate located in Davidson County, Tennessee, more particulary described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of the Resubdivision of Lots Nos. 18, 19 and 20 of the Murfreesboro Road Industrial Subdivision, Section 4, as of record in Book 3842, page 259, Register's Office for said County.
>
> Said Lot No. 19 fronts 100.0 feet on the westerly margin of Wilhagan Drive and extends back 245.95 feet on the southerly line and 225.82 feet on the northerly line to a dead line in the rear on which it measures 120.95 feet.
>
> Being the same property conveyed to William L. Berkley, Jim Woolems, C. James Beardsworth, Jr., d/b/a Advantage Investments, Inc. by deed from F. Compton Wallace, et al., of record in Book 5637, page 654, said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto the parties of the second part, their heirs and assigns, in fee simple forever, and in bar of all right or equity of redemption.

And the first party, as Trustee, does hereby transfer, assign and set over unto the second parties, their heirs and assigns, 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 as Trustee, but not further or otherwise; subject to any taxes which are a lien on said property on the date of sale, and any other restrictions, easements and encumbrances which are of record or may affect title to said premises.

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

TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Elledge, Jr., Trustee, the bargainor, 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 19th day of May, 1982.

Gail A. Dodd
NOTARY PUBLIC

My Commission Expires: January 19, 1986

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $90,000.00.

Fred Elledge, Jr.
AFFIANT

Sworn to and subscribed before me this 19th day of May, 1982.

Gail A. Dodd
NOTARY PUBLIC

My Commission Expires: January 19, 1986

Prepared by: Fred Elledge, Jr.
Attorney at Law
515 Stahlman Building
Nashville, Tennessee 37201

06/02 243.50 MEX

436

G 9 3 8 9 0
IDENTIF. REFERENCE
JUN 2 2 06 PM '82
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5893 PAGE 276

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
			90000.00- CO	
			234.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 243.50-	
			0433A06/02/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 3 8 9

IDENTIF. REFERENCE

JUN 2 2 05 PM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 884265