OFFICIAL RECEIPT

Box 40

Prepared By: **BONE & WOODS, P.C.**
Tenth Floor
United Southern Bank Building
Nashville, Tennessee 37219

BOOK 5976 PAGE 602

Address New Owner:	Send Tax Statements to:	Map and Parcel No.
Bank of Goodlettsville P.O. Box 488 Goodlettsville, Tennessee 37072	Bank of Goodlettsville P.O. Box 488 Goodlettsville, Tennessee 37072	10D-19215 map 6 Par. 8

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated November 17, 1981 executed by Bobby C. Rager and wife, Helen P. Rager, to J.C. Garrett, III, Trustee, which is recorded in Book 5821, Page 768, Register's Office for Davidson County, Tennessee, and Sam J. McAllester, III was appointed substitute trustee in Book 5961, Page 210, 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, Thursday, December 9,, 1982, at the front door of the Metropolitan-Davidson County Courthouse, 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 subject to any and all mortgages, liens, claims, and unpaid taxes 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 One Hundred Thousand Dollars ($100,000), by Bank of Goodlettsville, and said property was knocked off and sold to Bank of Goodlettsville.

NOW, THEREFORE, in consideration of the premises and the sum of One Hundred Thousand Dollars ($100,000) cash in hand paid by Bank of Goodlettsville, I, Sam J. McAllester, III, Substitute Trustee, have this day bargained and sold and 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 as follows:

TRACT NO. 1: Beginning at an iron pin in the original east line of property, same being the southeast corner of this tract and the point where a 50 ft. easement enters this lot from Buck Branch Road; thence, South 56° West 225.0 feet to an iron pin; thence, North 37° West 260.0 feet to an iron pin; thence North 29° 45' West 1,042.0 feet to an iron pipe, 3 feet tall on the ridge on the east side of a small fire break;

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thence, South 58° East 292.0 feet to an iron pin; thence, South, 45° East 495.0 feet to an iron pin; thence, South 17° East 371.0 feet to a car axle near spring; thence, South 51° East 204.0 feet to an iron pin, the point of beginning, containing 5.37 acres, more or less.

Also included in this conveyance is the following easement for ingress and egress from this tract to Buck Branch Road.

Beginning at an iron pin on the east side of this easement and the beginning point of the Tract No. 1; thence South 51° East 179.0 feet to the north side of Buck Branch Road, and thence crossing the road, (50 feet wide), for a total distance of 229.0 feet to an iron pin on the south side of Buck Branch Road, the easement along a parallel line lying 50 feet Southeasterly from the above call.

Being a portion of the property conveyed to Bobby C. Rager and wife, Helen P. Rager, by deed from Ferlin E. Husky and wife, of record in Book 5118, Page 967, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Beginning at an iron pin on the south margin of Buck Branch Road on the north bank of a small creek (same point referred to as a point in easement line of Tract No. 1) thence; along the south margin of Buck Branch Road and crossing the creek North 64° East 442.0 feet (passing over an iron pin at 181.0 feet) to an iron pin on the south bank of creek; thence, with the creek and crossing to the north bank of creek North 75° East 363.0 feet to an iron pin near a leaning sycamore tree on the south side of Buck Branch Road; thence uphill South 01° 30' West 1,590.0 feet to an iron pin, thence, North 59° 45' West 1,615.0 feet, more or less, to an iron pin on the north bank of creek and on the south edge of a 50 ft. easement crossing this tract to Tract No. 3 owned by Glenn Rager; thence, North 58° West 657.0 feet to an iron pin in edge of woods; thence, North 4° 25' East 1,135.0 feet, more or less, to an iron pin in the original north line; thence, North 32° East 150.0 feet to an iron pipe on a ridge on the east side of a small fire break; thence, South 29° 45' East 1,042.0 feet, more or less, to an iron pin; thence, South 37° East 260.0 feet to an iron pin; thence North 56° East 225.0 feet to an iron pin in original east line and on the east side of a 50 ft. easement crossing this tract to Tract No. 1; thence, with the original east line and the east line of the easement South 51° East 229.0 feet to an iron pin, the point of beginning, containing 48.89 acres, more or less.

Being a portion of the same property conveyed to Bobby C. Rager and wife, Helen P. Rager, by deed from Ferlin E. Husky and wife, of record in Book 5118, Page 967, Register's Office for Davidson County, Tennessee

The address of Tract No. 1 is 2515 Baker Road, Goodlettsville, Tennessee 37072 and the address of Tract No. 2 is Baker Road, Goodlettsville, Tennessee 37072.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Bank of Goodlettsville, its heirs and assigns, forever.

And I covenant with the said Bank of Goodlettsville 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 convenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to Bank of Goodlettsville, 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 10th day of December, 1982.

SAM J. McALLESTER, III,
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Renee D. Gentry, 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 10th day of December, 1982.

NOTARY PUBLIC

My Commission Expires: 7-27-86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to
before me this 10th day
of December, 1982.

NOTARY PUBLIC

My Commission Expires: 7-27-86

IDENTIF. REFERENCE H 2 T 2 4 7.

DEC 13 2 35 PM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR BOOK 5976 PAGE 605

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

[illegible] CO
[illegible] MO TX
.50 PRFEE
5.00 WDEED
CHECK 269.50-
5053A12/15/82 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 7 2 4 7

IDENTIF. REFERENCE

DEC 13 2 35 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 915348