TRUSTEE'S DEED BOOK 5983 PAGE 474

WHEREAS, by Installment Deed executed by Donald J. Stover to Tom G. Coleman, Jr., Trustee, and recorded in Book 5455, Page 323, Register's Office for Davidson County, Tennessee, to secure a promissory note therein described, and

WHEREAS, default was made in the payment of said note, and the owner and holder of said note instructed the said Tom G. Coleman, Jr., Trustee, to institute foreclosure proceedings as provided in the terms of said instrument, and

WHEREAS, the said Tom G. Coleman, Jr., Trustee, did advertise in accordance with the provisions of said Installment Deed giving notice of an intent to sell said property at the South door of the Courthouse in Nashville, Tennessee, on November 30, 1982 at twelve o'clock, noon, and

WHEREAS, at the time and place named in said advertisement, the said Tom G. Coleman, Jr., Trustee, offered the property hereinafter described for sale to the highest bidder, and the highest and best bid received was that of _____ ROGER SMITH AND DESSA SMITH _____ in the amount of $ 80,000.00 .

NOW, THEREFORE, Tom G. Coleman, Jr., Trustee, in pursuance of the power and authority vested in me by said instrument, and in consideration of the sum bid, I, Tom G. Coleman, Jr., Trustee, therefore sell, transfer and convey unto the said purchaser, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a tract of land in the Second Civil District of Davidson County, Tennessee, described according to a survey by Southern Consultants, Inc., June 20, 1979, and described as follows:

Beginning at a point in the southerly margin of Thompson Place said point being the northeast corner of the Terrace Hills Apartments, lying in the West margin of a 25' x 240' easement for a private road lying on the property described

herein as of record in Book 3035, Page 55, and being the northwest corner of the property herein described; thence with said Thompson Place, North 82 degrees 24 minutes 53 seconds East through an iron pin in the East margin of the aforementioned easement at 25 feet a total distance of 194.63 feet to a point in the northwest corner of the Crestview Apartments; thence leaving Thompson Place, with Crestview Apartments' West line South 8 degrees 45 minutes 37 seconds East 174.79 feet to a point in a corner with Terrace Hills Apartments; thence leaving said Crestview Apartments with the line of Terrace Hills Apartments, South 81 degrees 31 minutes 03 seconds West passing through an iron pin in the East margin of the aforementioned private road easement at 170.00 feet a total distance of 195.00 feet to a point in the West margin of the said easement; thence with the West margin of said easement and the East line of Terrace Hills Apartments, North 8 degrees 38 minutes 37 seconds West 177.87 feet to the point of beginning, containing (34,341 sq. ft.) 0.79 acres, more or less.

Being the same property conveyed to Donald J. Stover by deed from Roger Smith and Dessa Ainley Smith of record in Book 5455, Page 323, Register's Office for Davidson County, Tennessee.

This instrument is made subject to a 25-ft. easement on the westerly side of the property, as shown in Book 3035, Page 55, said Register's Office, possible encroachment on the south 2-ft. of the property as shown in the deed of record in Book 4151, Page 171, said Register's Office, the property lying west of subject property which has been filed as a recorded plan in Plat Book 4060, Page 29, showing a line length of 176.03 feet and which was later corrected by James Murphy, Surveyor and signer of the plat to show 177.87 feet, and said 177.87 feet is the distance shown in the description of subject property, and to all applicable local government planning, building and zoning regulations.

The previous Grantors allowed adjacent property owners to black top some of subject property and to use same, and therefore, in the absence of any written document, it is assumed that those persons are licensee; however, unrestricted use of this area is not guaranteed.

To have and to hold said tract or parcel of land with the appurtenances estate, title and interest thereto belonging to the said ROGER SMITH AND DESSA SMITH, their heirs and assigns.

This conveyance is made pursuant to the powers vested in me as Trustee, and I assign the benefit of all warranties vested in me by said deed, but not otherwise.

This conveyance is made subject to any unpaid land taxes, restrictions as to the building and use.

WHEREFORE, this Trustee's Deed has been executed at Nashville, Tennessee, this 30th day of November, 1982.

Tom D. Coleman Jr. Trustee
TOM G. COLEMAN, JR., TRUSTEE

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in the State and County aforesaid, the aforenamed Tom G. Coleman, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 1982.

Linda Worden
NOTARY PUBLIC

My commission expires: 10/21/84.

Prepared By:

Tom G. Coleman, Jr.
Attorney at Law
9000 East Church St.
Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Smith, Dessa Smith (NAME)	New Owner (NAME)	Map 107-13
c/o Tom G. Coleman, Jr., Attorney		Pr 134
9000 E. Church St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	DA-55960
Brentwood, TN 37027 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H 23313

IDENTIF. REFERENCE

DEC 29 8 12 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PAID

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 80,000.00 Charles P. Senter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 82.

Linda Worden
Notary Public 10/21/84

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

RECEIVED OF _____

FOR _____

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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].00- CO
[illegible].00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 217.50-
7746A12/29/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 3 1 3

IDENTIF. REFERENCE

DEC 29 8 12 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 917937