PROBATE MASTER'S DEED

THIS INDENTURE made this the 25th day of October, 19 83, between Fred B. Newman, ~~XXXXXXXXXXXXXXXX~~, Probate Master of Probate Court for Davidson County, Tennessee, and Hugh Entrekin

WITNESSETH

BOOK 6163 PAGE 926

That by a decree of said Court in the cause of Johnnie Mae Baker, Administratrix and Heir, vs. Thomas Swanson, et al; Action #68711

and entered on page 226 of Minute Book 286, title to the hereinafter described land was vested in the purchaserS, the said Hugh Entrekin

and whereas the Master is directed to execute and acknowledge a deed of conveyance to the said purchaserS; and whereas the said Hugh Entrekin

has complied with ~~XXX ACCORDING TO~~ the terms of said decree by paying into Court the sum of $20,000.00 (Twenty Thousand and no/100 Dollars) cash, balance of $40,000.00 (Forty Thousand and no/100 Dollars) to be paid by buyer to seller at 10% (ten percent) per annum interest for 5 years in the amount of $10,551.90 (Ten Thousand Five Hundred Fifty One and .91/100 Dollars) per year (said annual payments include interest on the unpaid balance remaining from time to time); said balance of $40,000.00 (Forty Thousand Dollars) to be secured by a promissory note and a Deed of Trust executed to the said Probate Master as Trustee.

$20,000.00

NOW THEREFORE, in order to carry into effect said decree, and in consideration of the sum of / Dollars paid to the said Master Fred B. Newman, the receipt of which is hereby acknowledged, said Fred B. Newman, as such Master hereby transfers and conveys to the said Hugh Entrekin heirs and assigns forever, all right, title and interest of all the parties to this suit in and to said tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly part of lot no. 18 on the Plan of the W. B. Lewis property, as of record in Book No. 21, page 146, Register's Office of Davidson County, Tennessee.

Being that part of said lot marked "School Lot" on a plan of Omohundro Subdivision of Record in Book 332, page 170 said Register's Office, and being more particularly described according to a survey made by Ernest Davis dated September 24, 1983 as follows:

Beginning on the easterly margin of Fessler's Lane (formerly Pohlman Avenue) at the southwest corner of the part of said lot marked on said plan 3½ acres; thence with the southerly line of 3½ acres lot easterly 285 feet to the westerly margin of Rucker Avenue; thence with the westerly margin of said Avenue, southerly 214 feet to the southerly line of the said lot no. 18; thence with said line westerly 285 feet to the easterly margin of Fesslers Lane (formerly Pohlman Avenue); thence northerly with the easterly margin of said Avenue, 211 feet to the beginning. This conveyance is subject to Fessler's Lane right of way. FBN

~~Included in the above description, but which should be excluded therefrom, a narrow strip of that part of said property which fronts Fessler Lane (formerly Pohlman Avenue) along the westerly boundary of the subject property. Said narrow strip should be excluded inasmuch as the Metropolitan Government of Nashville and Davidson County, Tennessee by expanding the pavement and shoulder of Fessler Lane has acquired portions of the westerly boundary of the subject property; a deed of conveyance should be recorded reflecting a lawful acquisition of the strip of property by the Metropolitan Government of Nashville, inasmuch as no such recorded instrument is of record presently.~~ FBN

Being the same property conveyed to Abe Swanson and wife, Francis Swanson, by deed from Bettie Crowell and husband, of record in Book 611, page 40, said Register's Office. Said Abe Swanson and wife, Francis Swanson, having since died. Being further the same property whereby James A. Swanson, an heir and a child of Abe Swanson, deceased and wife, Francis Swanson, deceased, conveyed his one fifth undivided interest to his brothers and sisters, George W. Swanson, et al, by deed ****

TO HAVE AND TO HOLD said land with all the hereditaments and appurtenances thereunto belonging to the said Hugh Entrekin heirs and assigns forever.

In Witness Whereof, the said ~~XXXXXXXXXXXXXX~~ Fred B. Newman, Probate Master, as aforesaid, affixes his hand and seal on the date first above written.

Fred B. Newman

**** of record in Book 3671, page 244, R.O.D.C., Tennessee.

This is unimproved property known as 328 Fessler's Lane, Nashville TN

STATE OF TENNESSEE, }
COUNTY OF DAVIDSON: }

BOOK 6163 PAGE 927

Personally appeared before me, Joyce Bailey, a Notary Public, in and for said County and State, the within named Fred B. Newman Probate Master, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within deed for the purposes therein contained.

Witness my hand and official seal this the 25th day of October, 19 83

Joyce Bailey
Notary Public

My Commission Expires: April 19, 1987

THIS INSTRUMENT PREPARED BY Fred B. Newman, 105 Metro Ct. Hse.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL A
Hugh Entrekin (NAME)	Hugh Entrekin (NAME)	094-13-0
26th Floor, First American Center (STREET ADDRESS OR ROUTE NUMBER)	26th Floor, First American Center (STREET ADDRESS)	076.00
Nashville TN 37238 (CITY) (STATE) (P. O. ZIP)	Nashville TN 37238 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 60,000.00 Fred B. Newman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 1983.

Joyce Bailey
Notary Public

MY COMMISSION EXPIRES: April 19, 1987
(AFFIX SEAL)

PROBATE MASTER'S DEED

FRED B. NEWMAN
PROBATE MASTER FOR DAVIDSON COUNTY, TENNESSEE

TO

Hugh Entrekin

RUSH

IDENTIF. REFERENCE

FELIX J. [illegible] REGISTER
DAVIDSON COUNTY, TN

OCT 26 2 39 PM '83

H 8 2 4 8 2

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

RECEIVED OF _____ BOOK 6163 PAGE 928

FOR _____

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
			60000.00- CAMT.	
			156.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	162.50-
7976A	10/26/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H82482

T
IDENTIF. REFERENCE

Oct 26 2 39 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 988949