Owner + Tax Bills
Edenwold Properties
% Robert D. McClendon
109 Madison Bldg.
Madison, Tenn.
37115

Map 34-2
Par 22 & 41

This Instrument Prepared By:
WILLIAM D. CASTLEMAN, ATTORNEY
219 Second Avenue, North
Nashville, TN 37201

BOOK 6208 PAGE 133

TRUSTEE'S DEED

WHEREAS, E. J. Preston, et ux, Frances Preston executed a Deed of Trust to William Waller, Jr., Trustee, securing the property hereinafter described, which is of record in Book 5420, Page 956, Register's Office of Davidson County, Tennessee, to secure the payment of the indebtedness therein mentioned and described; and,

WHEREAS, said Deed of Trust was assigned to Triple K Land Development Co., a Tennessee corporation, by an instrument of record in Book 6162, Page 938, Register's Office for Davidson County, Tennessee; and,

WHEREAS, William D. Castleman was appointed Successor Trustee by instrument of record in Book 6183, Page 555, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Tripe K Land Development Co., the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred upon the undersigned Trustee by said Deed of Trust, and to sell the hereinfter described property; and,

WHEREAS, pursuant to the terms and conditions of said Deed of Trust, I, William D. Castleman, Trustee, gave notice of the time and place of sale by publication in The Nashville Shopper's Guide, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on December 7, 1983, December 14, 1983 and December 21, 1983, respectively; and,

WHEREAS, pursuant to said notice, I, William D. Castleman, Trustee, offered said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption, homestead, and dower, on Wednesday, January 4, 1984, at the front steps of the Courthouse in Nashville, Davidson County, Tennessee; and,

WHEREAS, at said sale, James R. McKinney, Robert D. McClendon, and Hubert L. Baker, as Tenants in Common, were the highest and best bidders, in the amount of ONE HUNDRED, NINETY-EIGHT THOUSAND ($198 000.00) DOLLARS.

NOW THEREFORE, in consideration of the premises, I, WILLIAM D. CASTLEMAN, TRUSTEE, have bargained and sold, and by these presents do transfer and convey unto the said James R. McKinney, Robert D. McClendon, and Hubert L. Baker, as Tenants in Common, their successors and assigns, the following described property in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of W. J. Cude's Subdivision, Myatt Drive, formerly Edgefield Junction, as of record in Book 421, Page 105, Register's Office for said County, described according to a survey made by Ralph W. C. Lambert, dated March 17, 1972, said survey was revised February 12, 1973, and July 26 1976 described as follows:
>
> BEGINNING at a point in the easterly margin of Myatt Drive, formerly Edgefield Junction Road, at the northwest corner of the Arthur Stewart property, as of record in Book 1194, Page 260, Register's Office for said County; thence with the northerly margin of the Stewart property north 48° east 280.4 feet to an iron pin; thence North 39° 26' 23" west 201.2 feet to an iron pin; thence south 41° 12' west 260.0 feet to a point in the easterly margin of Myatt Drive, formerly Edgefield Junction Road; thence with the easterly margin of said Road south 34° 54' east 29.3 feet to a right-of-way marker; thence South 54° 40' west 10 feet to a right-of-way marker; thence with the easterly margin of Myatt Drive, formerly Edgefield Junction Road, south 34° 54' east 143.4 feet to the point of beginning.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the

said James R. McKinney, Robert D. McClendon, and Hubert L. Baker, as Tenants in Common, their successors and assigns, forever.

I WILLIAM D. CASTLEMAN, TRUSTEE, under and pursuant to said Deed of Trust of record in Book 5420, Page 956, and as assigned to Tripe K Land Development Co., in Book 6162, Page 938, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said James R. McKinney, Robert D. McClendon, and Hubert L, Baker, as Tenants in Common, their successors and assigns, all right, title and interest in and to said land vested in me, and which I have a right to transfer and convey, in as full and ample manner as I, as Trustee, under said Deed of Trust can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand at Nashville Tennessee, this the 4th day of January. 1984.

H 9 5 5 8 4

IDENTIFICATION REFERENCE

JAN 4 4 15 PM '84

RUSH

William D. Castleman Trustee

WILLIAM D. CASTLEMAN, 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 WILLIAM D. CASTLEMAN, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 4th day of January, 1984

James M. Yokley

Notary Public

My Commission Expires: 4/21/85

NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 142000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 1984.

Deputy Register

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

BOOK 6208 PAGE 136

RECEIVED OF _____

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

198000.00- CAMT.
514.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 524.30-
391BA01/04/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 5 5 8 4

IDENTIF. REFERENCE

JAN 4 4 15 PM '84

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 4406