OFFICIAL RECEIPT

Mid

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

MAP - 29
P - 256 & 293

M. NORRIS JENKINS

Trustee

TRUSTEE'S DEED

TO: DANNY YOUNG, TRUSTEE

BOOK 6232 PAGE 488

WHEREAS, by Deed of Trust executed January 8, 1981, and of record in Book 5698, page 835, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Michael G. Britt d/b/a Mike's Custom Painting and Christiane Britt to M. Norris Jenkins, Trustee, to secure payment of a promissory note of even date therewith as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due, said Trustee or the lawful holder of such note was authorized to declare the whole of said note due and payable and to sell such real property at auction for cash to the highest bidder free from all rights of the said Michael G. Britt d/b/a Mike's Custom Painting and Christiane Britt their heirs, administrators, successors or assigns, after advertising the time and place of said sale as required by law; and

WHEREAS, default has occurred in the payment of said indebtedness and the whole of same was declared due and payable and notice was given as provided by law by regular publication in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, that said property would be sold at the main door of the Davidson County Courthouse in Nashville, Tennessee, on Monday, February 6, 1984, at 11:00 a.m. to the highest and best bidder for cash free from all of the rights of the said Michael G. Britt d/b/a Mike's Custom Painting and Christiane Britt, their heirs, administrators, successors or assigns; and

WHEREAS, said sale was held and conducted at the time and place set out in the advertisement and Danny Young, Trustee, was the highest and best bidder, said bid being in the amount of $73,000.00.

NOW THEREFORE, I, M. Norris Jenkins, Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents hereby transfer and convey to Danny Young, Trustee, with power to sell or convey without joinder of any beneficiary, to have and to hold to him and to his successors and assigns forever and free from the rights of the said

3726

Michael G. Britt d/b/a Mike's Custom Painting and Christiane Britt, land in Davidson County, Tennessee, more particularly described as follows:

> Land in the 14th Civil District of said County, described as follows:
>
> Beginning at a telphone pole in the northwesterly margin of U.S. Highway 41-A, corner of Service Station Lot; thence with the northwesterly line of said Service Station Lot, N. 48° 50' E 201.7 feet to an iron pin; thence S 30° 22' E 244.8 feet to an iron pin; thence S 17° 00' W 230 feet to a telephone pole in the northeasterly margin of said U.S. Highway No. 41-A thence with said margin of said Highway Right-of-Way, N 38° 16' W 197.67 feet to a telephone pole, and N 31° 19' W 167 feet to the beginning.
>
> Property described according to a survey by W. S. Cooper, Surveyor, dated September 7, 1968, as follows: Beginning at an iron pin in the easterly margin of Clarksville Highway, being U.S. 41-A, said beginning point being 432.25 feet S 19° 38' E as measured along the easterly margin of Clarksville Highway from the SW corner of property owned by Greenville Methodist Church, and being the NW corner of the 20 acre tract conveyed to Hugh S. Williams and wife, Fannie Frantz Williams, in deed of record in Deed Book 1557, page 31, Register's Office for Davidson County, Tennessee, thence N 64° 12' E 88.90 feet to an iron pin; thence S 52° 12' E 187.58 feet to an iron pin; thence S 48° 50' W 190.90 feet to an iron pin in the easterly margin of Clarksville Highway; N 34° 47' W 65.88 feet, N 28° 16' W 115.50 feet, N 19° 38' W 32.0 feet to the point of beginning, containing .64 acre, more or less.
>
> Being the same property conveyed to Michael G. Britt d/b/a Mike's Custom Painting by deed from Danny Young, Trustee, of record in Book 5698, page 831, Register's Office for Davidson County, Tennessee.

It is the intention and purpose of the above named Trustee to convey the above described property with all of the covenants and warranties which he is authorized to make as such Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Trustee and not individually.

IN WITNESS WHEREOF, I, M. Norris Jenkins, Trustee, have executed this deed of conveyance this 6th day of February, 1984, by subscribing hereto my offical signature at Nashville, Tennessee.

M. NORRIS JENKINS

Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, M. Norris Jenkins, Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 6th day of February, 1984, at Nashville, Tennessee.

My Commission Expires:
10-20-85

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $73,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 6th day of February, 1984, at Nashville, Tennessee.

My Commission Expires:
10-20-85

Phyllis Keenan
NOTARY PUBLIC

ADDRESS: Danny Young
Hugh Young Produce Company
Farmer's Market
701 Jefferson
Nashville, TN 37208

SEND TAX BILLS TO: Same

IDENTIF. REFERENCE
FEB 16 2 29 PM '84
103600

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

RECEIVED OF _____

FOR _____

BOOK 6232 PAGE 491

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

73000.00- CAMT.
189.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 199.30-
3776A02/16/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 03600

IDENTIF. REFERENCE

FEB 16 2 29 PM 84

No. 13963