1912 01/08 37.50- CHECK

BOOK 6470 PAGE 77

Box All

I 7 5 3 8 1

This instrument prepared by:
Overton Thompson, III
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

IDENTIF. REFERENCE

JAN 8 1 58 PM '85

MELVA WILSON IT REGISTER
DAVIDSON COUNTY, TN

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map Parcel No. |
|---|---|---|
| David R. Vaughan<br>2245 Perimeter Park<br>Suite 3<br>Atlanta, Georgia 30341 | same | 104-4-63<br>104-4-65 |

## TRUSTEE'S DEED

This instrument executed on this the 8th day of January, 1985, by A. Stuart Campbell, Trustee, hereinafter called "Trustee".

WITNESSETH:

WHEREAS, by Deed of Trust dated the 25th day of February, 1984, of record in Book 6237, page 802, Register's Office for Davidson County, Tennessee, Renkin, Inc., d/b/a Quadrophonic Sound conveyed to A. Stuart Campbell, Trustee, the hereinafter described real estate, to secure the payment of all indebtedness of Renkin, Inc., Kirby Kinman and George W. Reneau (the "Indemnitors") as evidenced by an Indemnification Note executed by the Indemnitors and David R. Vaughan, dated as of February 25, 1984; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Trustee caused notice to be published in The Nashville Record that the property would be sold at 12:00 o'clock noon on Thursday, December 13, 1984, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on November 22, November 29, and December 6, 1984, and sent a copy of such notice to Renkin, Inc. and following such notice the default was not cured; and

WHEREAS, the Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, heard a final bid of One Hundred Twenty-Six Thousand Dollars

($126,000), and this being the highest and last bid, the Trustee closed the bidding and declared the property sold to this highest bidder, and, immediately following the sale, the party making this highest bid refused to tender the amount of his bid to the Trustee and otherwise refused to purchase the property, and the lawful holder of the Note secured by the Deed of Trust thereupon directed the Trustee to accept the second highest bid, and, based on such direction, the Trustee sold the property to David R. Vaughan, at the price of One Hundred Twenty-Five Thousand Dollars ($125,000), this being the second highest and second best bid.

NOW, THEREFORE, I, A. Stuart Campbell, Trustee as aforesaid, in consideration of the premises and the sum of One Hundred Twenty-Five Thousand Dollars ($125,000), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto David R. Vaughan, his heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> TRACT NO. 1: Being Lot No. 155, in O. B. Hayes' Plan of Small Lots, as of record in Plan Book 1, page 81 of the Chancery Court at Nashville.
>
> Said Lot No. 155 fronts 50 feet on the westerly side of 18th Avenue South, formerly Lamar Street, and runs back between parallel lines 150 feet more or less, to an alley.
>
> TRACT NO. 2: Being the easterly 50 feet of the westerly 100 feet of Lots Nos. 156, 157 and 158 on the Map of O. B. Hayes' Second Plan of Small Lots, as of record in Plan Book 1, page 81, Chancery Court at Nashville.
>
> Said parts of Lots Nos. 156, 157 and 158 fronts 50 feet on the northerly side of Grand Avenue and runs back between parallel lines 150 feet to the southerly line of Lot No. 155.
>
> Being part of the same property conveyed to Renkin, Inc. by Deed from Danor, Inc., of record in Book 5556, page 828, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto David R. Vaughan, his heirs, successors and assigns.

The Trustee conveys only that title which he has and the conveyance is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any other liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed; including but not limited to that certain Deed of Trust executed by Renkin, Inc., payable to Fidelity Federal Savings and Loan Association, of record in Book 5829, page 90, Register's Office for Davidson County, Tennessee.

(6) Any rights of redemption or otherwise held by prior owners or by the Internal Revenue Service or the State of Tennessee.

(7) Rights or claims of parties in possession.

(8) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(9) Lien of record in Book 6245, page 624, Register's Office for Davidson County, Tennessee, filed by the Department of Employment Security, State of Tennessee.

WITNESS the signature of the Trustee on this the day and date first above written.

A. Stuart Campbell, Trustee

A. STUART CAMPBELL, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Donna M Thornell, a Notary Public of the State and County aforesaid, personally appeared A. STUART CAMPBELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Trustee, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of January, 1985.

Donna M Thornell
Notary Public

My commission expires: 10-24-88

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is One Hundred Twenty-Five Thousand Dollars ($125,000).

A. Stuart Campbell
Affiant

Subscribed and sworn to before me this the 8th day of January, 1985.

Donna M Thornell
Notary Public

My commission expires: 10-24-88

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

RECEIVED OF _____

FOR _____

BOOK 6470 PAGE 81

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 125000.00- | CAMT. |
| | | | 325.00 | CSTAX |
| | | | .50 | PRFEE |
| | | | 12.00 | WDECO |
| | | | | CHECK 337.50- |
| 1912A01/08/85 | | | | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 5 3 8 I

IDENTIF. REFERENCE

JAN 8 1 56 PM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 99579