BOOK 6573 PAGE 490

Prepared By: BONE & CRAWFORD, P.C.
Suite 900, Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	Send Tax Statements to:	Map and Parcel No.
Howard R. Peterson	same	84-16-176
309 Seventh Avenue, South		84-16-176.1
Nashville, Tennessee 37203		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated October 29, 1976 executed by Walter J. Edwards and wife, Ruby Odum Edwards, to David M. Amonette, Trustee, which is recorded in Book 5084, Page 14, Register's Office for Davidson County, Tennessee, and rerecorded in Book 6531, page 107, Register's Office for Davidson County, Tennessee; and

WHEREAS, said Deed of Trust was assigned to Howard R. Peterson by an instrument of record in Book 6510, page 127, Register's Office for Davidson County, Tennessee and by an instrument of record in Book 6531, page 112, Register's Office for Davidson County, Tennessee; and

WHEREAS, Sam J. McAllester, III was appointed Substitute Trustee in Book 6540, Page 291, Register's Office for Davidson County, Tennessee, and the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by, Howard R. Peterson, the lawful holder and owner of the indebtedness secured by said Deed of Trust; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 11:00 o'clock A.M., C.D.T. on Monday, June 3, 1985 at the front door of Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Four Hundred Seventy Seven Thousand One Hundred Seventy Four and 53/100---------- Dollars ($477,174.53) by

Howard R. Peterson

(hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and the sum of Four Hundred Seventy Seven Thousand One Hundred Seventy Four and 53/100 Dollars ($ 477,174.53) cash in hand paid by the Grantee, I, Sam J. McAllester, III, Substitute Trustee, have this day bargained and sold and by these presents do transfer and convey to its heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

The real property description is attached hereto as Exhibit A.

Said property is known as 2622 Old Lebanon Road, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns, forever.

And I covenant with the said Grantee that I am lawfully seized and possessed of said real estate as Substitute Trustee only, and by the terms of the above mentioned Deed of Trust have a good right to sell and convey the same, and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further convenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through me as Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate than I received as Trustee and that, as Trustee, I have the right to sell and convey.

Witness my hand this 3rd day of June, 1985.

SAM J. McALLESTER, III,
Substitute Trustee

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Renee D. Gentry, a Notary Public in and for the State and County aforesaid, Sam J. McAllester, III, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 3rd day of June, 1985.

NOTARY PUBLIC

My Commission Expires: July 27, 1986

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whicheyer is greater, for this transfer is $ 477,174.53 .

AFFIANT

Subscribed and sworn to before me this 3rd day of June, 1985.

NOTARY PUBLIC

My Commission Expires: July 27, 1986

J 1 0 1 2 8

IDENTIF. REFERENCE

JUN 4 3 31 PM '85

DAVIDSON COUNTY, TN

4517 06/04/85 1153.21 - CHECK

TRACT I:

Land in the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 3 and 4 on a Map of the Subdivision of Part of the Alex Perry Lands near Donelson, Tennessee, by survey of Erle Drake, county surveyor, December 20, 1922, and described according to a copy of a survey of three lots being part of the Helm property in said District by Z. J. Wilkinson, Surveyor, March 9, 1945, and a 20-foot roadway for the right of ingress and egress to the Old Lebanon Road, said right-of-way being a part of Lot No. 3 on the Map of the Alex Perry Lands.

Said parts of Lots Nos. 3 and 4 are described as follows: Beginning at a point on the westerly margin of a 20 foot roadway north 1-3/4° west 225 feet from the center of the Old Lebanon Pike, being the northeast corner of part of Lots Nos. 3 and 4 of the Alex Perry Lands, conveyed to Hubert E. Huffer by deed of record in Book 1272, page 226, said Register's Office, and being erroneously called parts of Lots Nos. 3 and 4 on the Map of Donelson Heights, not of record; thence south 87° west, passing Hubert Huffer's northwest corner at 70 feet, and along the north line of the C. A. Singleton Lot, 184 feet to a point in the east boundary of the Donelson Heights Subdivision, not of record, being the east line of the property conveyed to Ernest Kelly by deed of record in Book 1235, page 259, said Register's Office; thence north 3° west along Kelly's east line 75 feet to a point; thence south 87° east 184 feet to a point in the west margin of a 20 foot roadway; thence with the margin of the same southerly 75 feet to the point of beginning.

Being the same property conveyed to Walter Edwards by deed from George E. Davis and wife, Annie Lee Davis of record in Book 4086, page 532, Register's Office for Davidson County, Tennessee.

Included in this transfer is all of grantor's right (said right not being exclusive), title and interest in an easement for ingress and egress of Old Lebanon Road, along said 20 foot roadway known as Helm's Lane and described as follows:

Beginning at a point at the southeast corner of part of Lots Nos. 3 and 4 conveyed to Hubert E. Huffer by deed of record in Book 1272, page 226, said Register's Office; thence with Huffer's east line north 1-3/4° west passing Huffer's northeast corner at 225 feet, in all a distance of 300 feet, to the northeast corner of the property herein conveyed; thence north 87° east 20 feet to a point; thence south 1-3/4° east 300 feet to the point in the center line of Old Lebanon Road; thence south 87° west 200 feet to the beginning.

TRACT II:

Being parts of Lots Nos. 3 and 4 on the Map of the Subdivision of part of the Alex Perry Lands near Donelson, Tennessee, and described according to a copy of a survey thereof made March 9, 1945, by Z. J. Wilkinson, Surveyor, together with a 20 foot roadway running south from the land in question to the Old Lebanon Road, said right of way being part of Lot No. 3 of the Alex Perry Lands, and described as follows:

Beginning at a point in the west margin of a 20 foot roadway, now called Helms Lane, North 1-3/4° west 300 feet from the centerline of Old Lebanon Pike, being 75 feet north of the northeast corner of the property conveyed to Hubert E. Huffer, by deed of record in Book 1272, page 226, Register's Office for said County; thence South 87° West 184 feet, more or less, to a point in the east line of Donelson Heights, not of record; thence with the easterly line of the same, North 3° West 75 feet to a point, the southwest corner of the property conveyed to Herbert L. Helms, by deed of record in Book 1320, page 487, Register's Office; thence along Helms' south line, North 86° 15' East 184 feet to the northwest terminus of said 20 foot roadway; thence with the margin of the said roadway, now called Helms Lane, South 1-3/4° East 75 feet to the point of beginning. TOGETHER with the right of ingress and egress over a 20 foot roadway in front and from the land in question running southerly to the Lebanon Pike; said roadway being set forth and more fully described in the deed to E. C. Vinson, of record in Book 2038, page 319, Register's Office, which right of user of said roadway is specifically herein conveyed to the rights, however, of other adjoining property owners.

Being the same property conveyed to Walter J. Edwards by deed from Birdie Louise Staggs of record in Book 4173, page 418, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			477174.53- CAMT.	
			1240.72 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 1253.22-	
			4517A06/04/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 0 1 2 8

IDENTIF. REFERENCE

JUN 4 3 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 141037