Map 155
Parcel 204

BOOK 6782 PAGE 54

THIS INSTRUMENT WAS PREPARED BY:
MEAD AND MEAD LAW OFFICES
213 North Main Street
Goodlettsville, Tennessee 37072

NEW OWNER - SEND TAX BILLS:

John P. Chaffin
P. O. Box 21349
Nashville, Tennessee 37221

TRUSTEE'S DEED

WHEREAS, on the 5th day of July, 1985, David E. Mead, Attorney at Law, of Nashville, Tennessee, was named Successor Trustee in the Deed of Trust dated March 30th, 1979, executed by the Barn Dinner Theater of Nashville, Inc., conveying to the Trustee real estate hereinafter described, said Deed of Trust being executed to secure the payment of Five Hundred Thousand Dollars ($500,000.00), principal and interest at 9.5 percent per annum on the unpaid balance, payable to Johnny P. Chaffin, said Deed of Trust being recorded in Book 5412, page 225, Register's Office of Davidson County, Tennessee, and Amended September 23, 1983, executed by Advantage Productions, Inc., the Successor Corporation to the Barn Dinner Theater of Nashville, Inc., as same appears of record in Book 6143, page 368, to James C. Dale, III, Trustee: and

WHEREAS, David E. Mead, Successor Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in him as Trustee in said Deed of Trust, advertised the said real estate as required by law by the terms of said Deed of Trust by giving twenty-one (21) day's notice by three weekly publications, namely; August 15, 1985, August 22, 1985, and August 29th, 1985, in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash free from the equity of redemption, homestead and dower provided in said Deed of Trust.

PURSUANT to said advertisement on Monday, September 9th, 1985, at 10:05 a.m. on the front door steps of the Courthouse in Davidson County, Tennessee, David E. Mead, Successor Trustee, offered for sell at public outcry to the highest and best bidder the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time John Perry Chaffin, submitted the highest and best bid in the amount of Four Hundred Twelve Thousand Eight Hundred

Thirty Nine Dollars and Forty Two Cents ($412,839. 42).

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, David E. Mead, Successor Trustee, does hereby sell, transfer, and convey to John Perry Chaffin, his heirs and assigns in fee simple and in bar of all equities above mentioned the following described real estate to-wit:.

Land in the 9th District of Davidson County, Tennessee, as shown on the plan of Chaffin Subdivision No. 3 of record in Book 5060, page 150, Register's Office for Davidson County, Tennessee:

Beginning at an iron pipe monument, the southeast corner of this tract (Tract I) and the northeast corner of Tract II and being 33 feet from the center of Highway 100 and going North 61° 55' West, a distance of 437 feet to an iron corner, thence North 2° 54' 50" East, a distance of 47.05 feet to an iron pin corner; thence North 58° East, a distance of 40 feet to a post corner; thence South 88° 26' East, a distance of 210 feet to a post corner; thence North 19° a distance of 47 feet to post corner; thence South 86° East, a distance of .102 feet to a post corner; thence South 63° East, a distance of 164.99 feet to a pipe monument corner, said corner being 33 feet from the center of Highway 100 and 100 feet south of Collins Road; thence along the margin of Highway 100 South 28° 5' West, a distance of 265.30 feet to the point of beginning 2.038 acres.

Being the same property conveyed to Barn Dinner Theater of Nashville, Inc., by deed from John Perry Chaffin and wife, Dianne Chaffin, of record in Book 5412, page 222, Register's Office for Davidson County, Tennessee, and as Amended in Book 6143, page 368.

WHEREAS, David E. Mead, Successor Trustee, conveyed to John Perry Chaffin all the right to him as Successor Trustee in said Deed of Trust including such Covenants and Warranties as he, as Successor Trustee may lawfully make all of his actions in the premises being solely as Successor Trustee and not otherwise, under the power vested in him under said Deed of Trust and appointment of Successor Trustee hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, the 17th day of Sept., 1985, David E. Mead, Successor Trustee.

David E. Mead, Successor 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 David E. Mead, Attorney, Successor Trustee, the bargainor with whom I am personally acquainted and

acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of September, 1985.

Genene Smith

Notary Public

MY COMMISSION EXPIRES:

5-13-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $412,839.42.

David E. Mead, Successor Trustee

Sworn to and subscribed before me this 17th day of September, 1985.

Genene Smith

Notary Public

MY COMMISSION EXPIRES:

5-13-89

7.5.7.5.4.

IDENTIFICATION REFERENCE

FEB 13 9 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 6782 PAGE 57

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

412839.45- CONT.
1073.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1082.70-
4344A02/13/66 BAL .05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.7.5.4.

IDENTIFICATION REFERENCE

FEB 13 9 30 AM '66

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 218886