BWCSW - Box 16
(MNR)

BOOK 8032 PAGE 812

Tennessee

142-9-E
Par 105

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 3, 1985, and recorded in Book 6574, Page 242 in the Register's Office of Davidson County, Tennessee, Landon Lee Luster and Linda Fair Luster, conveyed to David J. White, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 7999, Page 633 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on the 10th day of January, 1990, at the main south door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Henry L. Stowers, Jr. and wife, Ann J. Stowers being the highest and best bidder, became the purchaser of said property at and for the sum of Seventy-four Thousand Five Hundred Eighty-five and No/100 Dollars; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of their bid.

NOW, THEREFORE, in consideration of the premises and the payment by Henry L. Stowers, Jr. and wife, Ann J. Stowers of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Henry L. Stowers, Jr. and wife, Ann J. Stowers, their successors and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

See Attached Exhibit A.

Landon Lee Luster and Linda Fair Luster obtained title to the above referenced real estate by Deed of record in Book 6574, Page 239, Register's Office of Davidson County, Tennessee.

99171

IDENTIF. TREFERENCE

Jan 25 10 35 AM '90

[illegible] 01 26 0101 030HEDX 256.18

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 74,595.00
Henry L. Stowers, Jr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF January 1990
Katherine Anne Brown
Notary Public
MY COMMISSION EXPIRES March 27, 1993

Subject to any unpaid taxes. BOOK 8032 PAGE 813

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Henry L. Stowers and wife, Ann J. Stowers, their heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 10th day of January, 1990.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 10th day of January, 1990, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Kathy S. Puffin
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 13, 1993

| | |
|---|---|
| State Tax | $ 246.18 |
| Clerk's Fee | $ 10.00 |
| TOTAL | $ 256.18 |

PROPERTY ADDRESS
1319 General Patton Road
Nashville, TN 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mr. & Mrs. Henry L. Stowers, Jr.
250 Mayflower Lane, North
Madison, Tennessee 37115

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

EXHIBIT A

Land in the Second Civil District of Davidson County, Tennessee, being River Planation, Section Seven, Phase One, as of record in Book 5200, pages 705 and 706, Register's Office for said County, being more particularly described as follows:

BEGINNING at a radius turn-out monument in the west right-of-way of Sawyer Brown Road and being in the northwest intersection of Sawyer Brown Road and General George Patton Road and proceeding as follows:



1. With a radius turn-out, being a curve to the right having a radius of 25 feet a distance of 38.63 feet to a concrete monument, said monument being in the northerly right-of-way of General George Patton Road; thence,

2. With the northerly right-of-way of General George Patton Road, North 74deg. 18' 00"West, 62.30 feet to a concrete monument; thence

3. Continuing with said right-of-way and with curve to the left having a radius of 1760.15 feet, a distance of 152.07 feet to a concrete monument; thence,

4. Continuing with said right-of-way, North 79 deg. 15' 00" West, 607.46 feet to a concrete monument; thence,

5. With the cul-de-sac at the terminus of General George Patton Road and with a curve to the right having a radius of 100 feet a distance of 58.57 feet to a concrete monument; thence,

6. Continuing with said cul-de-sac and a curve to the left having a radius of 50 feet, 81.64 feet to a concrete monument; thence,

7. Leaving said cul-de-sac, North 79 deg. 15' 00" West, 149.20 feet to an iron pin; thence,

8. With the phase line between Phases One and Two, River Planation, Section Seven, North 14 deg. 50' 50" East, 152.50 feet to an iron pin; thence,

9. Continuing with said phase line, North 5 deg. 41' 49" West, 420.44 feet to an iron pin; thence,

10. Continuing with said phase line, North 10 deg. 28' 36" West, 188.55 feet to an iron pin; thence,

11. Continuing with said phase line, North 12 deg. 00' 55" West, 299.72 feet to an iron pin; thence,

44-060 12. Continuing with said phase line, North 34 deg. 22' 54" West, 155.04 feet to an iron pin; thence,

13. Continuing with said phase line, North 10 deg. 58' 52" East, 74.75 feet to an iron pin in the southerly right-of-way line of L & N Railroad; thence,

14. With said right-of-way, and with a curve to the right having a radius of 2840.00 feet, a distance of 1270.07 feet to a concrete monument; thence,

15. Continuing with said railroad right-of-way, South 53 deg. 23' 45" East, 160.44 feet to a concrete monument; thence,

16. Leaving said railroad right-of-way and with the westerly line of a portion of River Planation, Section 6, as recorded in Book 5200, page 347, Register's Office for Davidson County, Tennessee, South 36 deg. 36' 15" West, 223.13 feet to a concrete monument; thence,

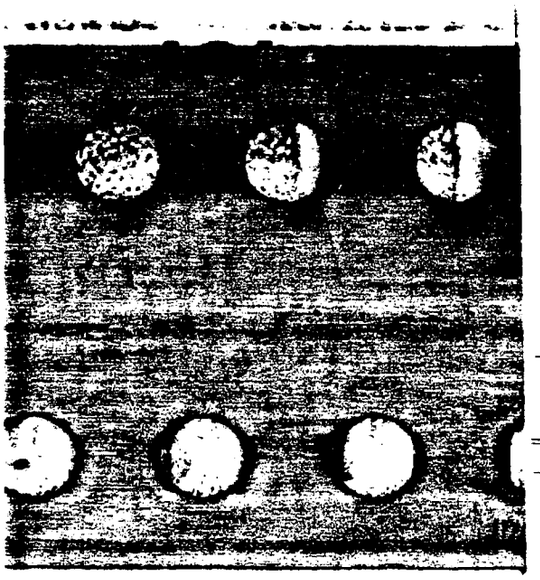
17. Continuing with the southerly line of a portion of River Plantation, Section 6, South 53 deg. 23' 45" East, 400.00 feet to a concrete monument in the westerly right-of-way of Sawyer Brown Road; thence,

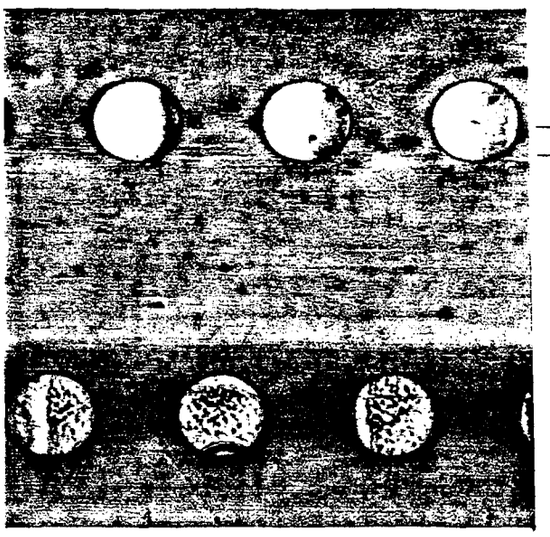
18. With said right-of-way and a curve to the left having a radius of 1899.31 feet a distance of 465.94 feet to the point of beginning, and containing 29.052 acres as per survey and plat by Ragan-Smith-Murphy & Associates, Inc., dated July 8, 1983.

Excluded from this property the following properties recorded in the following Books and pages:

6352-176, 6353-162, 6354-880, 6359-138, 6362-336, 6363-864, 6373-833, 6383-197, 6393-214, 6394-40, 6399-508, 6402-199, 6416-74, 6418-797, 6420-415, 6420-409, 6420, 412, 6426-672, 6436-756, 6445-122, 6451-281, 6465-124, 6468-92, 6472-14, 6481-396, 6505-736, 6506-980, 6506-991, 6517-905, 6521-172, 6523-453, 6534-262, 6536-71, 6537-324, 6547-361.

Being the same property conveyed to Maury and Smith Contractors, Inc., a Tennessee Corporation, by deed from Reese L. Smith, Jr., recorded in Book 6352, page 146, Register's Office of Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

**BOOK 8032 PAGE 815**

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 74585.00
CON TX 246.18
PRFEE 1.00
WDEED 9.00
TOTAL 256.18
CHECK 256.18

01/26/90 01 10:32 0001 6453

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

99171

IDENTIF. TREFERENCE

JAN 26 10 35 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

**No. 287022**