BOOK 9579 PG 713

28541

IDENTIF. & REFERENCE

95 JAN 26 PM 2:51

REGISTER
DAVIDSON COUNTY, TN.

This Instrument Was Prepared By:
Baker, Campbell & Parsons
Attorneys At Law
303 Church Street, Suite 300
Nashville, Tennessee 37201-1786

Address New Owner And Send Tax Bills To:

Copeland S. Baker and Elizabeth T. Baker
1013 Wilson Pike
Brentwood, Tennessee 37027

Map and Parcel No.:

Map 135, Parcel 102

5657 01/26 0101 03CHECK 12.00

TRUSTEE'S DEED

WHEREAS, Lily Z. Pablo, by a deed of trust (the "Deed of Trust") of record in Book 5827, Page 493, Register's Office for Davidson County, Tennessee, conveyed to Kenneth L. Campbell, Trustee, certain real property to secure a promissory note (the "Note") described in the Deed of Trust, the Note being payable to Copeland S. Baker and wife, Elizabeth T. Baker; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the holders and owners of the Note demanded that the Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to the instructions of the owners and holders of the Note, the Trustee advertised said property for sale on March 26, 1993, at 12:00 p.m., noon, in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having being published on March 4, 1993; March 11, 1993; and March 18, 1993, in the Nashville Record, a newspaper published in Davidson County, Tennessee; and

WHEREAS, the Trustee, as required by the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse, in Nashville, Tennessee, at 12:00 p.m., noon, on March 26, 1993, and Copeland S. Baker and wife, Elizabeth T. Baker, being the highest and best bidders thereof, became the purchasers of said property for the sum of $30,000.00.

NOW, THEREFORE, Kenneth L. Campbell, in his capacity as Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Copeland S. Baker and wife, Elizabeth T. Baker (the "Grantees"), certain property in Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the southern boundary of Old Murfreesboro Road and running along said boundary S 64° 15' E 322.8 feet to a point; thence S 4° 30' W 298 feet to a point in the northern boundary of Murfreesboro Road; thence N 51° 21' W 381.4 feet along said boundary to a point; thence N 8° 42' E 201.5 feet to a point of beginning, and containing 1.7 acres, more or less.

Being the same property conveyed to Lily Z. Pablo by deed from Copeland S. Baker and wife, Elizabeth T. Baker, of record in Book 5827, Page 490, Register's Office for Davidson County, Tennessee; and being the same property conveyed by Lily Z. Pablo to Kenneth L. Campbell, Trustee, by a deed of trust of record in Book 5827, Page 493, Register's Office for Davidson County, Tennessee.

Excluded, however, from the foregoing description is the following property:

Beginning at the point on the existing southeast margin of Murfreesboro Road, said point being 74.35 feet left of Murfreesboro Road proposed centerline station 117+65.00; thence with the proposed north margin of said road north 83 degrees 42' 51" east 49.96 feet to a point; thence with the proposed northeast margin of said road south 50 degrees 28' 29" east 161.78 feet to a point; thence with the existing east margin of said road southerly 41 feet more or less to a point; thence with said existing northeast margin northwesterly 220 feet more or less to the point of beginning containing 0.154 acres and being part of the same property conveyed by Copeland S. Baker and wife, Elizabeth T. Baker, to Lily Z. Pablo as of record in Book 5827, Page 490, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to the State of Tennessee by deed from Lily Z. Pablo, of record in Book 8564, Page 314, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1723 Old Murfreesboro Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the aforesaid real property, together with the appurtenances, estates, title and interest thereto belonging to the Grantees, their heirs and assigns, forever, in fee simple and in as full and complete manner as Kenneth L. Campbell, in his capacity as Trustee, and not otherwise, has the power to convey the same. Kenneth L. Campbell, as Trustee, and not otherwise, warrants the title to said property to the Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

This conveyance is made subject to all matters of record affecting the property and all other matters which are prior in right to the lien of the Deed of Trust.

This deed supersedes and replaces a previous deed of record in Book 8908, Page 797, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Kenneth L. Campbell, Trustee, hereunder sets his hand on this the 25th day of January, 1995.

Kenneth L. Campbell, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 25th day of January, 1995.

Notary Public At Large

My Commission Expires: February 12, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Kimberly K. Hutton,** a Notary Public in and for said State and County, **Kenneth L. Campbell, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of January, 1995.

Notary Public At Large

My Commission Expires: February 12, 1997