Prepared by:
JEFFREY M. GRISSIM, ATTORNEY
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDTRS
Recvd: 02/27/02 09:40 5pgs
Fees:28.00 Taxes:94.35
20020227-0024748

NEW OWNER:

Herbert Lane Palmer
1600 Hunters Lane
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

Map/Parcel:

Map 023
Group
Parcel 39

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 25, 1995, of record in Book 9589, Page 505, Register's Office for Davidson County, Tennessee, **KATHLEEN M. FOERSTER and husband, DONNIE K. CARTEE,** conveyed the property hereinafter described to **WILLIAM D. CASTLEMAN, TRUSTEE,** to secure the payment of the indebtedness therein mentioned and described; and,

WHEREAS, JEFFREY M. GRISSIM, was appointed as Successor Trustee by Instrument No.: 20020116-0006564, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and **Herbert Lane Palmer and Thomas Myers Palmer**, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Successor Trustee to exercise the power of sale conferred upon the undersigned Successor Trustee by said Deed of Trust, and to sell the hereinafter described property; and,

WHEREAS, pursuant to the terms and conditions of said Deed of Trust, I, **JEFFREY M. GRISSIM, SUCCESSOR TRUSTEE,** did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Davidson County, Tennessee, for

three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on January 24, 2002, January 31, 2002 and February 7, 2002, respectively; and,

WHEREAS, pursuant to said notice, I, **JEFFREY M. GRISSIM, SUCCESSOR TRUSTEE,** did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on **JANUARY 15, 2002,** at the front steps of the Courthouse in Nashville, Davidson County, Tennessee; and,

WHEREAS, at said sale, Herbert Lane Palmer, was the highest and best bidder, in the amount of **Twenty-Five Thousand Five Hundred and No /100 ($25,500.00) DOLLARS.**

NOW THEREFORE, in consideration of the premises, I, **JEFFREY M. GRISSIM, SUCCESSOR TRUSTEE,** have bargained and sold, and by these presents do transfer and convey unto the said **HERBERT LANE PALMER,** his heirs or assigns, the following described property in Davidson County, Tennessee, to-wit:

> Two tracts of land in the 10th Civil District of Davidson County, Tennessee, as follows:
>
> **TRACT NO. 1:** Described according to a survey made July 6, 1936, by Erle Drake, County Surveyor, as follows: Beginning at a point in the center of the old county road leading to Crocker Springs, the northeastern corner of a tract of land owned by Mrs. Hunter, formerly by Charlie Burns; thence with the center of said road, north 39-1/4 deg. west 255 feet, north 32-1/4 deg. west 300 feet, north 27-1/2 deg. west 250 feet, north 41 deg. west 237 feet, north 55-1/2 deg. west 84 feet, north 21-1/4 deg. west 100 feet, north 40-1/2 deg. west 150 feet and north 45-1/2 deg. west 388 feet to the northeast corner of a tract of land owned by Mrs. Annie 0. Townes; thence with her line, south 27-1/2 deg. west, with an old stone fence, crossing a creek, 331 feet to an osage orange tree, south 22-3/4 deg. east 174 feet, south 13-1/2 deg. east 624 feet to an oak on the ridge marked as a corner and south 30 deg. west 400 feet to a stake, said Mrs. Townes' southeast corner, being also J. A. Owens' northwest corner, thence with his line, north 76 deg. east 67 feet, south 79-1/2 deg. east 113 feet, south 63-1/2 deg. east 100 feet to an oak, south 70 deg. east 163 feet to an oak, south 88 deg. east 200 feet, south 76-1/2 deg. east 151 feet to a post and south 63 deg. east 155 feet to a hickory, said J. A. Owens' northeast corner, being also Mrs. Hunter's northwest corner; thence with her line, north 61-1/2 deg. east 257 feet to a walnut and north 40-1/2 deg. east 128 feet to the beginning, containing 22.50 acres, more or less.
>
> **TRACT NO. 2**: Being located on the east side of Old Clay Lick Road, described as follows:
> Beginning at a point in the center of Old Clay Lick Road, said point being M.

E. Link's southwest, and W. T. Hunter's northwest corner; thence with W. T. Hunter's north boundary line, north 40-1/2 deg. east 8 poles to the center of Clay Lick Creek; thence in a northwestern direction with the center of said Creek; and its meanders thereof, 72 poles and 22 links to the center of the Old Clay Lick Road, in Elmer B. Jones and wife's line where it crosses said creek; thence with the center of the Old Clay Lick Road, which is the east boundary line of the property conveyed to Elmer B. Jones, and wife, Dorothy Wright Jones, by Mary Beeles, as shown by deed of record in Book 1012, Page 286, in the Register's Office for Davidson County, Tennessee, 63 poles and 18 links to the beginning, containing 4 acres, more or less.

INCLUDED in the above description but **EXCLUDED** from this conveyance is a portion of said premises having been condemned by the State of Tennessee pursuant to Judgment of record in Book 4519, Page 511, said Register's Office, and described as follows: Beginning at a point in Delery D. Sivils' east boundary line at M. E. Links southwest corner; thence with Links' southwest boundary southeastwardly 680 feet, more or less, to a point in Lick Creek; thence with the center of said creek southeastwardly 1130 feet to a point in W. T. Hunter's northwest boundary line; thence with said line southwestwardly 210 feet, more or less, to a point which is 50 feet southwest of the centerline of a frontage road; thence north 16 deg. west 232 feet, more or less, to the beginning of a curved line to the left which is at all points 50 feet southwest of the said centerline of said frontage road; thence with said curved line northwestwardly 1335 feet, more or less, to the end of said curved line and being 230 feet southwest of the centerline of proposed 1-24; thence north 59 deg. 40' 26" west 166 feet, more or less, to Sivils' east boundary line; thence with said line northeastwardly 250 feet, more or less, to the point of beginning, and containing 7.03 acres, more or less.

The above described property is condemned in fee simple to be used for the construction of a controlled access highway and all rights of ingress and egress to, from and across the same and to and from abutting lands is condemned.

However, the said Glen D. Clark, and wife, Dorothy D. Clark, will have right of access to the frontage road to be constructed along the southwesterly margin of the above-described property; and said right of access is hereby conveyed to the Grantees herein.

Also **INCLUDED** in the above description but **EXCLUDED** from this conveyance is a portion of said premises having been conveyed to Frankie E. Loyd, and wife, Ethel C. Loyd, by deed from Glen D. Clark, and wife, Dorothy D. Clark, of record in Book 4941, Page 846, said Register's Office and described as follows:

A tract of land in the 10th Civil District of Davidson County, Tennessee, being a portion of the Glen D. Clark property, and more particularly described according to a survey by Don Shanklin Engineering, Old Hickory, Tennessee, June 20, 1971, as follows:

BEGINNING at a point in the westerly margin of a right-of-way, and corner with the Hunter property; thence following the margin of said right-of-way North 19 deg. 36' W 106.97 feet to a point; thence South 39 deg. 31' West *58.76* feet to a point; thence with the remaining Clark property, following the Clark boundary line in two (2) calls as follows: North 38 deg. 34' West 440.64 feet to a point and South 14 deg. 12' West 490.00 feet to a point in the Brown property; thence South 69 deg. 46' East 147.19 feet to a point; thence South 55 deg. 45' East 319.40 feet to the beginning, containing 3.02 acres, more or

less.

Also **INCLUDED** in the above description but **EXCLUDED** from this conveyance is a portion of said premises having been conveyed to William D. Vanatta, and wife, Tamora L. Vanatta, by deed from Herbert Lane Palmer. and wife, Bethany Morgan Palmer, and Thomas Myers Palmer, and wife, Catherine C. Palmer, of record in Book 6734, Page 974, ,said Register's Office and described as follows:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a *certificate* of survey by William M. Kell, dated *9/9/85* and described according to a survey made by John B. Kohl, III, dated October 31, 1985, as follows:

Beginning at an iron pin in the southerly margin of a Frontage Road, now known as Clay Lick Court, said pin being the northwest corner of the property conveyed to Frankie E. Loyd, and wife, Ethel C. Loyd, by deed from Glen D. Clark, and wife, Dorothy D. Clark, of record in Book 4941, Page 846, of the Register's Office of Davidson County, Tennessee; thence, with Loyd's westerly boundary South 31 deg. 14 min. 50 sec. West, 58.76 feet to an iron pin; thence, North 46 deg. 50 min. 21 sec. West, 440.64 feet to a chiseled rock; thence, South 5 deg. *55* min. 39 sec. West, 490.0 feet to an iron pin in a fence line; thence, North 80 deg. 51 min. 43 sec. West, 82.40 feet to an iron pin; thence, South 89 deg. 04 min. 40 sec. West, 201.76 feet to an iron pin; thence, North 22 deg. 00 min. 38 sec. East, 535.87 feet to an iron pin; thence, North 57 deg. 18 min. 34 sec. East, 272.14 feet to an iron pin in the southerly margin of said Frontage Road, now known as Clay Lick Court; thence, along the southerly margin of said Road along a curve to the right (R=2061.85 feet; 1=5 deg. 01 min. 44 sec.) a distance of 180.96 feet to an iron pin; thence, along a curve to the right (R=99 1.74 feet; 1=12 deg. 45 min. 15 sec.) a distance of 220.77 feet to an iron pin; thence South 23 deg. 01 min. 21 sec. East, 90.74 feet to the point of beginning, containing 4.04 acres, more or less.

(Said Legal Description is the exact same description as provided in the subject Deed of Trust of record in Book 9589, Page 505, Register's Office For Davidson County, Tennessee)

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said **Herbert Lane Palmer ,** his heirs or assigns, forever.

I, JEFFREY M. GRISSIM, SUCCESSOR TRUSTEE, under and pursuant to said Deed of Trust of record in Book 9589, Page 505, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said **Herbert Lane Palmer** , his heirs or assigns, all rights, title and interest in and to said land vested in me, and which I have a right to transfer and convey, in as full and ample manner as I, as Successor Trustee, under said Deed of Trust can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand at Goodlettsville, Tennessee, this the 15th day of February, 2002.

SUCCESSOR TRUSTEE:

as Successor Trustee, only.

JEFFREY M. GRISSIM,
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 **JEFFREY M. GRISSIM, SUCCESSOR TRUSTEE,** the 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, as Successor Trustee, for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 15th day of February, 2002.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, is **$ 25,500.00** .

Herbert Lane Palmer

SWORN to and subscribed before me,
this 15th day of February, 2002.

Notary Public

My Commission Expires: _____