FREDERIC E. COWDEN, JR.
SUBSTITUTE TRUSTEE

TO

KIMBROUGH-KAVANAUGH & ASSOCIATES

BOOK 4503 PAGE 176

DEED

WHEREAS, University Parks of America, Inc., executed a deed of trust on the 16th day of June, 1970, which was recorded in Book 4425, page 185, Register's Office for Davidson County, Tennessee, conveying to Miller Kimbrough, Trustee, the hereinafter described property to secure payment to Kimbrough-Kavanaugh & Associates of a promissory note fully described in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Frederic E. Cowden, Jr., was appointed Substitute Trustee, said appointment being dated the 23rd day of April, 1971, and recorded in Miscellaneous Book 4495, page 950, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the grantor herein, as Substitute Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for 21 days by 3 weekly notices published in The Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to said advertisement, said sale was held at the time and place advertised, to-wit: Wednesday May 19, 1971, at 2:30 o'clock P.M. at the Court House in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash in bar of all equities of redemption, homestead, dower, and all other rights or exemptions of every kind, all of which was expressly waived in said deed of trust; and the grantee herein, Kimbrough-Kavanaugh & Associates, being the highest and best bidder at said sale,

with a bid of One Hundred Five Thousand Four Hundred Fifteen and 49/100---------- ($105,415.49-----) Dollars, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held thereunder, as aforesaid;

NOW, THEREFORE, for an in consideration of the premises and the further consideration of the sum of One Hundred Five Thousand Four Hundred Fifteen and 49/100---------- ($ 105,415.49---) Dollars, paid by Kimbrough-Kavanaugh & Associates----------, the receipt of which is hereby acknowledged, I, Frederic E. Cowden, Jr., Substitute Trustee, have this day bargained and sold, and by these presents do hereby transfer and convey unto Kimbrough-Kavanaugh & Associates----------, its successors and assigns, the following tract of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

A tract of land in the 5th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a concrete monument being 700.45 feet along the northerly margin of Packard Drive; thence following said margin south 48° 05' west, 132.00 feet to a point; thence along a curve to the right with a delta of 77° 10' and a radius of 601.72 feet, a distance of 810.40 feet to a point; thence north 54° 45' west, 285.51 feet to a point; thence along a curve to the left with a delta of 42° 21' and a radius of 343.25 feet, a distance of 253.71 feet to an iron pin; thence leaving the margin of Packard Drive north 3° 14' east, 263.77 feet to an iron pin; thence north 2° 41' east, 124.68 feet to an iron pin in a fence; thence along said fence south 88° 54' east, 717.45 feet to a concrete monument; thence leaving said fence south 21° 18' east, 266.00 feet to a concrete monument; thence north 68° 05' east, 166.00 feet to a concrete monument; thence south 80° 30' east, 99.00 feet to a concrete monument; thence south 41° 32' east 355.00 feet to the beginning and containing 14.336 acres.

BEING part of the same property conveyed to University Parks of America, Inc., by deed from Lennie Waldron and Melba Waldron Rakes, of record in Book 4229, page 54, and part of the same property conveyed to University Parks of America, Inc., by deed from Trans-National Investors, Inc., of record in Book 4276, page 931, both in the Register's Office for Davidson County, Tennessee.

Map Parcel No. Map 148 Par. 152

Address of New Owner: 404 James Robertson Parkway, Nashville, Tenn. 37219

This is unimproved property:

This instrument prepared by: Frederic E. Cowden, Jr.
Glasgow, Adams & Taylor
300 James Robertson Parkway
Nashville, Tennessee 37201

together with all the privileges and appurtenances thereunto belonging, including all plumbing, heating, and lighting fixtures attached to or used in connection with said premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereunto belonging, to the said Kimbrough-Kavanaugh & Associates----------, its successors and assigns forever, as fully and completely as the Substitute Trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as Substitute Trustee; and said Substitute Trustee, the grantor herein, does hereby convey, transfer and assign to Kimbrough-Kavanaugh & Associates----------, its successors and assigns, all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Frederic E. Cowden, Jr., Substitute Trustee, has hereunto set his hand, this 19th day of May , 1971.

Frederic E. Cowden, Jr.
Substitute Trustee

15376 IDENTIF REFERENCE MAY 19 3 11 PM '71 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $15,405.49 Affiant Fred E. Cowden

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 19th day of May 1971

Deputy Register

Personally appeared before me, Yvonne A. Burgess , a Notary Public in and for said County and State, the within named Frederic E. Cowden, Jr., Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this 19th day of May , 19 71 .

Yvonne A. Burgess
Notary Public

YVONNE A. BURGESS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires: July 31, 1973

MAY 19	CONV	90,000.00			
MAY 19	CONV	15,405.49			
MAY 19	STAX		A*	274.04	
MAY 19	PUBFEE		A*	.50	
MAY 19	MTGFEE		A*	4.50	* 279.04