This Instrument Prepared By
Schulman, McCarley, Hollins and Pride
900 American Trust Building
Nashville, Tennessee

Address New Owner:
Mutual Life Ins. Co. of N. Y.
1740 Broadway
New York, New York 10019

Send Tax Bills to:
SAME

Map-Parcel#:
91-8 150
91-8 163

TRUSTEE'S DEED

BOOK 4598 PAGE 23

WHEREAS, by Deed of Trust of record in Book 4485, page 538, Register's Office for Davidson County, Tennessee, Tennessee Village Apartments conveyed to Miller Kimbrough as Trustee, the hereinafter described real estate to secure a promissory note in the principal amount of ONE MILLION SIX HUNDRED THOUSAND AND NO/100 ($1,600,000.00) DOLLARS, payable in monthly installments of TWELVE THOUSAND SEVEN HUNDRED SEVEN AND NO/100 ($12,707.00) DOLLARS plus interest on the unpaid balance, with power of sale vested in the said Trustee in the event of default in the payment of said installments, and,

WHEREAS, default has been made in the payment of said indebtedness and the holder thereof has declared the entire unpaid balance and interest due and payable, and directed the undersigned, Miller Kimbrough as Trustee to sell said property as provided in said Deed of Trust and the said Miller Kimbrough as Trustee did advertise said property for sale at the south door of the courthouse at Nashville, Davidson County, Tennessee, on Wednesday, April 26, 1972, at twelve o'clock noon by giving notice by four publications in The Nashville Record, a newspaper published weekly in Davidson County, Tennessee, said notices having been given on March 28, 1972, April 4, 1972, April 11, 1972 and April 18, 1972, and pursuant to said notices the said Miller Kimbrough, Trustee, offered said property for sale at the south door of the courthouse in Nashville, Davidson County, Tennessee, on Wednesday, April 26, 1972, at twelve o'clock noon, and after receiving competitive bids sold said property to The Mutual Life Insurance Company of New York at the price of ONE MILLION AND NO/100 ($1,000,000.00) DOLLARS, this being the highest, last and best bid.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,000,000.00

Subscribed and sworn to before me, this the [illegible] day of [illegible] 19[illegible]

Affiant

My commission expires: [illegible]

(Affix Seal)

Notary Public

THEREFORE, IN CONSIDERATION OF THE PREMISES and in consideration of the sum of ONE MILLION AND NO/100 ($1,000,000.00) DOLLARS, the receipt of which is hereby acknowledged, the said Miller Kimbrough, Trustee, pursuant to the power granted him in said Deed of Trust, has bargained and sold and does hereby sell, transfer and convey to The Mutual Life Insurance Company of New York, its successors and assigns, free from the equities and exemptions of every kind, all of which were expressly waived in said Deed of Trust, the following described property located in Nashville, Davidson County, Tennessee, to wit:

> Being lots Nos. 47, 48, 49 and 70 on the unrecorded Map of the Beatrice Lockhart Land, a part of Tennessee Avenue and part of an alley abandoned as shown on said Lockhart Plan, the south part of Lot No. 8 on the Plan showing a subdivision of Lot 27, et al, Clifton Plan of Lots, as of record in book 161, page 68, Register's Office for said County, also a tract of land containing 7.317 acres, more or less, lying on the northerly side of Tennessee Avenue in the old 12th Ward of the City of Nashville, described altogether according to a survey thereof made by Ralph W. C. Lambert, Surveyor, dated January 31, 1970, as follows:
>
> Beginning at a point which is the northwesterly corner of the intersection of Kentucky Avenue and Forty Fourth Avenue North; thence South 84° 30' West, along the northerly margin of Kentucky Avenue, 364.5 feet to a point; thence North 5° 36' West, 350 feet to a point in the northerly margin of Tennessee Avenue; thence South 84° 30' West, along the northerly margin of Tennessee Avenue, 800 feet to a point; thence North 5° 30' West, 347 feet to a point; thence North 88° 59' East, 954.7 feet to a point in the southwesterly margin of the right-of-way of the L. & N. Railroad; thence with the said right-of-way, South 39° 59' East, 395 feet to a point in the westerly margin of Forty-Fourth Avenue North; thence with the westerly margin of Forty-Fourth Avenue North, South 0° 20' West, 232.4 feet to a point, thence continuing with said margin of said Avenue, South 16° 30' East, 66.8 feet to the point of beginning.
>
> Being the same property conveyed to Tennessee Village Apartments, a partnership composed of Julius Doochin, Laurence A. Grossman, Dorothy H. Grossman and Gladys M. Siegel, by deed from Julius Doochin and wife, of record in book 4446, page 264, Register's Office for Davidson County, Tennessee.
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> This conveyance is subject to easement for right-of-way for Tennessee Avenue, being 50 feet in width, and located as shown on survey dated January 31, 1970, by Ralph W. C. Lambert.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to The Mutual Life Insurance Company of New York, its successors and assigns, forever.

Said Miller Kimbrough as Trustee does further hereby sell, transfer, convey, assign and set over unto The Mutual Life Insurance Company of New York its successors and assigns, all right, title and interest said Trustee has in all of the personal property located on the premises described herein and which is used in the management and operation of said apartments, said personal property being subject to and covered by the provision of the deed of trust referred to herein, and default having been made under said deed of trust. Said personal property is hereby transferred free and clear of any liens and encumbrances except that certain stoves and refrigerators are subject to a superior lien.

And the said Miller Kimbrough as Trustee does hereby transfer, assign and set over unto The Mutual Life Insurance Company of New York, its successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to said property as fully as he is authorized to do as Trustee, but not further or otherwise.

This conveyance is made subject to all unpaid taxes which may be a lien against said property.

WITNESS the signature of the said Miller Kimbrough, Trustee, at Nashville, Tennessee, this 1st day of May , 1972.

MILLER KIMBROUGH, TRUSTEE

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tom Glascock,
a Notary Public in and for said County and State; the within named Miller Kimbrough, 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 1st day of May, 1972.

Tom Glascock
NOTARY PUBLIC

MAY 8, 1973

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B 5790 909

IDENTIF. REFERENCE

MAY 2 2 44 PM '72

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

MAY-2 72 CONV * 1,000,000.00
MAY-2 72 S TAX A* 2,600.00
MAY-2 72 PR FEE A* .50
MAY-2 72 W DEED A* 8.00 * 2,608.50