This instrument prepared by:
Morris Kriger, Atty.
Madison Bldg.,Memphis, Tenn.

Return to: Thomas,Halliburton &
Ballin-107 Parkway Towers,Nash.,Tn.

Map No. 51-8

BOOK 4896 PAGE 637 Parcel No. 82

This is improved property:

Crown Chalet Apartments

E. Palestine Ave. and Liberty Circle

Madison, Tennessee

The actual consideration or value, Whichever is greater for this transfer is $675,000.00.

Morris J. Kriger
Affiant

Subscribed and sworn to before me this 12th day of February, 1975.

Notary Public

Commission expires 4-28-75

SEND TAX BILLS TO:

Rosenthal & Rosenthal, Inc.

1451 Broadway

New York, New York

TRUSTEE'S DEED

Whereas, Howbar Associates, Inc. executed a deed of trust on the 5th day of October, 1972, which was recorded in Trust Deed Book 4644, Page 922, Register's Office of Davidson County, Tennessee conveying to Morris J. Kriger, Trustee, of Memphis, Tennessee, the hereinafter described property to secure payment to Rosenthal & Rosenthal, Inc., a promissory note fully described in said deed of trust; and

Whereas, default has occured in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and Rosenthal & Rosenthal, Inc., holder of said note has demanded of the Trustee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, Morris J. Kriger, as Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Trustee advertised the said real estate as required by the terms of said deed of trust in The Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on February 12, 1975, at the front door of the Court House in Davidson County, Tennessee at 12:00 Noon, the said Morris J. Kriger, Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust; when ROSENTHAL & ROSENTHAL, INC. being the highest and best bidder, became the purchaser at the price of $675,000.00

and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, Morris J. Kriger do hereby sell, transfer and convey as Trustee, unto the said ROSENTHAL & ROSENTHAL, INC., its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the county of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

Being Lot 8 on the Map of Montague, as of record in Book 421, Page 129, Register's Office for said County, and more particularly described according to a survey made by Barge, Waggoner and Sumner, Inc., Engineers, dated September 21, 1966, as follows:

Beginning at a point which is North 65° 40' West 25.00 feet from the intersection of the centerline of Liberty Circle with the centerline of East Palestine Boulevard; thence with a curve to the right having a radius of 434.84 feet along the right-of-way of Liberty Circle through a complete circle 2732.19 feet to the point of beginning. The above description is intended to describe a parcel which is a true circle, whose radius is 434.84 feet and whose radius point (center) is located North 65° 40' West 434.84 feet from the point of beginning. Being the same property conveyed to Executive House of Madison, Inc., by deed from J.R. Coarsey and wife, of record in Book 4058, Page 63, Register's Office of said county.

TO HAVE AND TO HOLD the same unto the said , its successors and assigns, forever,

Morris J. Kriger covenants as Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens and prior encumbrances.

IN WITNESS WHEREOF, Morris J. Kriger, Trustee, has hereunto set his hand on this 12th day of February, 1975.

Morris J. Kriger
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 1975, before me personally appeared Morris J. Kriger, Trustee, to me known, and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and notarial seal.

THEODORE E. [illegible] NOTARY PUBLIC AT LARGE

My Commission expires: 4-28-75

C 90890

IDENTIF. REFERENCE

BOOK 4896 PAGE 639

MAR 17 2 46 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 17[15] CONV * ~~00~~ 675,000-00
MAR 17[15] S'TAX A* 1,755.00
MAR 17[15] PR'FEE A* .50
MAR 17[15] W'DEED A* 4.00 * 1,759.50