ALFRED T. ADAMS, JR., TRUSTEE
TO
RUCKER PROPERTIES, INC.

D E E D

ADDRESS NEW OWNER AS FOLLOWS:
Rucker Properties, Inc.
120 31st Avenue, North
Nashville, Tn. 37203

SEND TAX BILLS TO:
Rucker Properties, Inc.
120 31st Avenue, North
Nashville, Tn. 37203

MAP & PARCEL NOS.
21W11845
Map 104-2, Par. 307

WHEREAS, Federated Insurers of Nashville, Inc., executed a deed of trust on the 4th day of March, 1974, which was recorded in Book 4793, page 738, Register's Office for Davidson County, Tennessee, conveying to Alfred T. Adams, Jr., Trustee, the hereinafter described property to secure payment by Federated Insurers of Nashville, Inc., a promissory note fully described in said deed of trust; 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, was instructed by the lawful owner and holder of said indebtedness 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 twenty-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement said sale was held at the time and place advertised, to-wit: the front door of the Court House in Nashville, Davidson County, Tennessee, at 12:00 noon on November 17, 1975, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which was expressly waived in said deed of trust; and the Grantee herein, Rucker Properties, Inc., being the highest and best bidder at said sale, with a bid of FIFTEEN THOUSAND AND NO/100 ($15,000.00) DOLLARS, 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, in consideration of the premises and the further consideration of the sum of FIFTEEN THOUSAND AND NO/100 ($15,000.00) DOLLARS, paid by Rucker Properties, Inc., the receipt of which is hereby acknowledged, I, Alfred T. Adams, Jr., Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Rucker Properties, Inc., its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> The northerly fifty feet (50') of Lots Nos. 35, 36 and 37, on the plan of the subdivision of Lot No. 41, Boyd Cockrill Spring Tract, of record in Book 57, page 46, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Federated Insurers of Nashville, Inc. from Rucker Properties, Inc., by installment deed of record in Book 4793, page 738, Register's Office for Davidson County, Tennessee, and conveyed in trust to Alfred T. Adams, Jr., Trustee, by Federated Insurers of Nashville, Inc., in the same installment deed.

This is improved property known as 120 31st Avenue, North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Rucker Properties, Inc., its successors and assigns forever as fully and completely as the Trustee can or ought to convey under the power vested in him and in said deed of trust, and said Trustee, the Grantor herein, does hereby convey, transfer and assign to Rucker Properties, Inc., its successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to all matters shown on the plan of record in Book 57, page 46, said Register's Office, and to any restrictive covenants, easements and setback lines as of record in the Register's Office for Davidson County, Tennessee, which are applicable to this property; and subject to any and all unpaid taxes that may be a lien against said property; and subject to any other matters which an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Alfred T. Adams, Jr., Trustee, has hereunto set his hand on this 24 day of November, 1975.

Alfred T. Adams, Jr., Trustee

STATE OF TENNESSEE

BOOK 4978 PAGE 308

COUNTY OF DAVIDSON

Personally appeared before me, Jerie E. Day, a Notary Public in and for said County and State, the within named Alfred T. Adams, Jr., 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 24th day of Nov., 1975.

Jerie E. Day
Notary Public

My Commission Expires:

8-8-79

THIS INSTRUMENT PREPARED BY:

GLASGOW, ADAMS & TAYLOR
300 James Robertson Parkway
Nashville, Tennessee 37201

D 27703

IDENTIF. REFERENCE

DEC 10 2 13 PM '75

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

AFFIANT

Sworn to and subscribed before me this 24th day of Nov. 1975.

Jerie E. Day
Notary Public

My Commission Expires:

8-8-79

DEC 10 75	CONV	15,000.00			
DEC 10 75	S'TAX		B*	39.00	
DEC 10 75	PR'FEE		B*	.50	
DEC 10 75	W'DEED		B*	6.00	* 45.50