Mail

Bass, Berry & Sims, Attorneys
2700 First American Center
Nashville, Tennessee 37238

TRUSTEE'S DEED

BOOK 4979 PAGE 683

Address New Owner as Follows:	Send Tax Bills To:	Map and Parcel No.
Phoenix Mutual Life Insurance Company One American Row Hartford, Connecticut	SAME Attn: Stan Babiarz	TBA

WHEREAS, by Deed of Trust dated December 20, 1972, of record in Book 4666, Page 596, Register's Office for Davidson County, Tennessee, Jabco Industrial Properties, Inc., a Georgia corporation, conveyed certain real property to Robert J. Walker, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, said Deed of Trust contained a power in the Trustee to sell the hereinafter described property in the event of default on the indebtedness secured thereby; and

WHEREAS, the indebtedness described therein was not paid in accordance with its terms, but default was made thereon; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Record, a newspaper published in Davidson County, Tennessee said notice being first published on November 11, 1975, and thereafter on November 18 and November 25, 1975; and

WHEREAS, on the third day of December, 1975, at 12 Noon at the south door of the Davidson County Courthouse in Nashville, Tennesssee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of the equity of redemption and all other legal rights of the Grantor of said Deed of Trust, as provided therein, and after having received a bid for $1,311,376.72 from an agent on behalf of Phoenix Mutual Life Insurance Company, which bid being the last, highest and best bid, and being in hand paid, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid, I, Robert J. Walker, Trustee, do hereby bargain, sell, transfer and convey unto Phoenix Mutual Life Insurance Company, a Connecticut corporation, its successors and assigns, all that certain real property in Davidson County, Tennessee, to-wit:

12-16-75 Co. 1,311,376.62
St 3,409.64
P Fee .50
4.00 — 24 11.11

Being Lot No. 3 on the Plan of Harding Industrial Park, Section 3, as of record in Book 4300, page 160, Register's Office for said County.
Said Lot No. 3 fronts 1,414.35 feet on the southerly margin of Harding Industrial Drive, and extends back 450.02 feet on the easterly line and 448.73 feet on the westerly line, which is a broken line, to a line in the rear, being the northerly margin of the Louisville & Nashville Railroad right of way, measuring 1,271.75 feet thereon.
Being the same property conveyed to Jabco Industrial Properties, Inc. by warranty deed from Charles W. Hawkins, III, and Vaden Lackey, Jr., of record in Book 4588, page 865, in the Register's Office of Davidson County, Tennessee.

TOGETHER WITH, all improvements thereon, and all of the estate, right, title, interest, claim or demand whatsoever of the Mortgagor, either in law or in equity, to all machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature whatsoever (other than consumable goods) located in or upon the aforedescribed real estate or any part thereof and used, or usable, in connection with any operation of said real estate.

Being the same property conveyed to Robert J. Walker, Trustee, by Deed of Trust of record in Book 4666, Page 596, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the same in fee simple, forever, free from all right and equity of redemption and all other legal rights or exemptions of the Grantor of said Deed of Trust.

I, Robert J. Walker, Trustee, do hereby transfer, assign, and setover unto Phoenix Mutual Life Insurance Company, its successors and assigns, all of the covenants and warranties contained in said Deed of Trust to me, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Trustee on this the 15th day of December, 1975.

D28352

ID. REFERENCE
DEC 11 47 AM '75
REGISTER DAVIDSON COUNTY, TENN.

Robert J. Walker, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid county and state, personally appeared Robert J. Walker, the within named bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee named herein, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, and that the actual consideration or value, whichever is greater, for this transfer, is $1,311,376.62.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this the 15th day of December, 1975.

Notary Public

My Commission Expires: 7-31-78