This instrument prepared by:
Stephen W. Ramp, Attorney
18th Floor, Third National Bank Bldg.
Nashville, Tennessee 37219

(1)

Third National Bank
Mortgage Loan Department

BOOK 5034 PAGE 227

TRUSTEE'S DEED

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Nos.
Consolidated Investment Company Suite 209 1 Maryland Farms Brentwood, Tennessee 37027	Consolidated Investment Company Suite 209 1 Maryland Farms Brentwood, Tennessee 37027	162-6 224-219 161-172- 203 thru 209-186 187-188 pw

This instrument made and entered into on this, the 4th day of June, 1976, by and between Stephen W. Ramp, Substitute Trustee, and Consolidated Investment Company, a partnership composed of Frank D. Oster, Don C. Birdwell, Jr. and Ben P. Shields, Jr..

WHEREAS, Jerry T. Pace, Jean L. Pace, Ralph D. Stevens and Melvin Jones by a Deed of Trust dated November 30, 1973, of record in Book 4769, Page 277, Register's Office of Davidson County, Tennessee, conveyed to Albert Wm. Johnson, Trustee, the hereinafter described property to secure the payment of a promissory note more fully described in said Deed of Trust which note is presently held and owned by Third National Bank in Nashville; and

WHEREAS, demand has been made for payment of the aforesaid note secured by the aforesaid Deed of Trust, which note is in default; and

WHEREAS, Third National Bank in Nashville, as the owner and holder of said note, has demanded that the property be advertised and sold in satisfaction of said indebtedness of the costs of foreclosure, in accordance with the terms and conditions of said note and Deed of Trust; and

WHEREAS, the undersigned, STEPHEN W. RAMP, has been duly appointed as Substitute Trustee in the place and stead of Albert Wm. Johnson, Trustee.

WHEREAS, the Substitute Trustee caused notice of foreclosure to be published in the manner prescribed by law and offered said property for sale at the south door of the Davidson County Courthouse in Nashville, Tennessee, and after inviting bids therefor, sold said property to Consolidated Investment Company, a Partnership, at the price of Three Hundred Seventy-five Thousand ($375,000.00) Dollars, this being the highest and best bid.

NOW, THEREFORE, this deed witnesseth:

That for and in consideration of the said purchase price, which has been credited toward the principal and interest of a note secured by the aforesaid Deed of Trust, the Substitute Trustee has this day quitclaimed to Consolidated Investment Company, a Partnership, and its assigns, and free of the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust, all of his right, title and interest to certain real property situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 123, 128, 134, 145, 166, 167, 168, 169, 170, 171, 172, 193, 194 and 195 on the Plan of Fair Oaks Subdivision, Section II, of record in

Book 4460, Page 52 and 53, Register's Office for said County to which reference is hereby made for a more complete description.

Being the same property conveyed to Jerry Pace, Jean Pace, Ralph Stevens, and Melvin Jones, d/b/a Royal Enterprises, by deed from Gardner Construction Co., Inc., of record in Book 4765, Page 577, as to Lots 123, 128, 134 and 145, and by deed from Jones Enterprises, Inc. as of record in Book 4765, Page 581, as to Lots 166, 167, 168, 169, 170, 171, 172, 193, 194 and 195, said Register's Office.

Together with all fixtures and improvements located in or upon the above-described real property.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto Consolidated Investment Company, a Partnership, its assigns, in fee simple forever, and in bar of all right or equity of redemption, but subject to any and all unpaid taxes that may be a lien against the property and subject to any and all other liens which take priority over the Deed of Trust upon which foreclosure was had, and any adverse interests and clouds on title which may exist.

And the Substitute Trustee does hereby transfer, assign and set over unto Consolidated Investment Company, a Partnership, all of the covenants and warranties contained in the aforesaid Deed of Trust and in this instrument and does hereby warrant the title as fully as he is authorized to do so as Substitute Trustee, but not further or otherwise. The interest of the Substitute Trustee in Lot 193, in particular, is conveyed without warranties and pursuant to the representation that said lot is subject to a cloud on title.

D5327 T

IDENTIF. REFERENCE JUN 11 9 25 AM DAVIDSON COUNTY

Stephen W. Ramp
SUBSTITUTE TRUSTEE

CONV 375,000.00
TAX B* 975.00
FEE B* .50
DEED B* 4.00 *. 979.50

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me Paula F. Pierce, a Notary Public in and for said County and State, the within named Stephen W. Ramp, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Substitute Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of June, 1976.

PAULA F. PIERCE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Paula F. Pierce
Notary Public

My Commission Expires:
Feb. 25, 1980

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Stephen W. Ramp
Affiant

Subscribed and sworn to before me this 8th day of June, 1976.

PAULA F. PIERCE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Paula F. Pierce
Notary Public

My Commission Expires:
Feb. 25, 1980