068813

IDENTIF. REFERENCE

SEP 20 3 24 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREAPRED BY:
J. VAULX CROCKETT, Esq.
Rutherford, Crockett & Guenther
306 Nashville City Bank Trust
Building
Nashville, Tenn. 37201

TRUSTEE'S DEED

BOOK 5070 PAGE 195

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Nos:
The Equitable Life Assurance Society of the United States The Equitable Life Mortgage and Realty Investors Suite 150-D, 5100 Poplar Ave. Memphis, Tennessee 38137	SAME	85-0-47

WHEREAS, default having been made in the payment of the debt and performance of the obligations, terms and conditions provided for in the note and that certain Deed of Trust dated August 1, 1974 and recorded in Book 4840, Page 848, Register's Office for Davidson County, Tennessee, executed by Jackson Downs, a joint venture composed of Clifford E. Hooper, Robert J. Baltz and Candler & Griffith, a general partnership composed of Asa G. Candler, V and Robert S. Griffith, conveying the property therein described to J. Vaulx Crockett, Trustee; and

WHEREAS, the entire indebtedness evidenced and secured by said instruments having been declared due and payable as provided therein and being past due and unpaid, and the lawful owner and holder thereof having requested the undersigned Trustee to advertise and sell and foreclose the security in accordance with the provisions of the said Deed of Trust; and

WHEREAS, in accordance with said request and in accordance with the power of sale contained in said Deed of Trust the said real property was advertised for sale in the Nashville Record, a newspaper of general circulation published in Nashville, Davidson County, Tennessee, in four successive weekly publications appearing on June 22, June 29 and on July 6 and 13, 1976 respectively, giving notice that the undersigned Trustee would on Monday, July 26, 1976 commencing at 12:00 noon at the south door of the Metropolitan Government Courthouse, Public Square in Nashville, Davidson County, Tennessee, proceed to sell the said real estate to the highest bidder for cash at public outcry, free

from the equity of redemption, homestead, dower, and all other exemptions and rights of every kind, all of which are expressly waived in said Deed of Trust; and

WHEREAS, the undersigned Trustee did on July 26, 1976 commencing at 12:00 noon at the south door of the Metropolitan Government Courthouse, Public Square at Nashville, Davidson County, Tennessee offer said real estate for sale to the highest bidder for cash at public outcry, in the manner and on the terms provided by the Deed of Trust, the publication notices and applicable statutes, and The Equitable Life Assurance Society of the United States, the holder of the said indebtedness having bid therefor the sum of $1,000,950.00 including the expense of sale, the highest and best bid, was declared the purchaser thereof; and

WHEREAS, the purchaser having complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of sale, and by crediting the said mortgage indebtedness and note with the balance of $1,000,000.00;

NOW THEREFORE, in consideration of the premises and the payment to the Trustee of the expenses of sale, and crediting of the note and indebtedness held by The Equitable Life Assurance Society of the United States with the aforesaid sum, I the undersigned Trustee do hereby bargain, sell and convey to The Equitable Life Assurance Society of the United States, a New York Corporation, its successors and assigns, in fee simple forever, the following described real property:

> A tract of land in the Third Civil District of Nashville, Davidson County, Tennessee, bounded on the north by Lebanon Road (U.S. Highway 70-N), and bounded on the east and south by Stones River, and being more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon dated 2-8-74 and revised 7-17-74 as follows:
>
> Beginning at a point in the proposed south right-of-way of Lebanon Road (U.S. Highway 70-N), said point being N 32° 32' E, 225.05 feet, N 43° 32' E, 338.25 feet from the most northerly corner of Hospital Corporation of America's property, said point also being the most westerly corner of a proposed 6.0 acre office building site;
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> Thence, with the proposed south right-of-way of Lebanon Road, N 43° 32' E, 458.24 feet to a point; Thence, N 44° 56'E, 1,150.14 feet to a point; Thence, N. 53°41' E, 387.01 feet to a point; Thence, N 85° 26' E. 236.67 feet to a point; Thence N 29° 21' E. 207.69 feet to a point; Thence, N 66° 56' E 491.62 feet to a point; Thence N 63° 31' E, 245.00 feet to a point at the edge of water on the west bank of Stones River; Thence meandering upstream with said west bank, S 14° 10' E, 200.00 feet to a point; Thence, S 5° 40' E, 350.0 feet to a point; Thence, S

3° 16' W, 100.0 feet to a point; Thence, S 11° 26' E, 225.0 feet to a point; Thence, S 4° 10' E, 350.0 feet to a point; Thence, S 3° 15' W, 450.0 feet to a point; Thence, S 12° 25' W, 250.0 feet to a point; Thence, S 23° 15' W, 150.0 feet to point; Thence, S 28° 15' W, 350.0 feet to a point; Thence, S 41° 47' W, 300.0 feet to a point; Thence, S 58° 35' W, 200.0 feet to a point; Thence, S 66° 45' W, 150.0 feet to a point; Thence, S 78° 15' W, 125.0 feet to a point; Thence, S 62° 00' W, 140.0 feet to a point; Thence, S 50° 10' W, 100.0 feet to a point; Thence, S 61° 20' W, 250.0 feet to a point; Thence, S 57° 45' W, 100.0 feet to a point, Thence, S 54° 05' W, 225.0 feet to a point; Thence, S 49° 00' W, 50.0 feet to a point; Thence, S 26° 40' W, 100.0 feet to a point; Thence, S 42° 25' W, 150.0 feet to a point; Thence, S 50° 30' W, 200.0 feet to a point; Thence, S 26° 15' W, 75.0 feet to a point; Thence, S 58° 10' W, 41.04 feet to a point in the easterly boundary of the Tennessee Law Enforcement Academy's property; Thence with said boundary N 89° 27' W, 787.60 feet to a point, said point being the southeasterly corner of Hospital Corporation of America's property; Thence, with Hospital Corporation of America's boundary, N 30° 39' E, 733.23 feet to an iron pin; Thence, N 17° 56' E, 200.02 feet to a point; Thence, S 72° 04' E, 60.00 feet to an iron pin; Thence, N 17° 56' E, 250.0 feet to a point; Thence, N 72° 04' W, 60.00 feet to a point; Thence, N 17° 56' E, 150.27 feet to an iron pin, said iron pin being the most southerly corner of a proposed 6.0 acre office building site; Thence, with boundary of said site, N 17° 56' E, 526.45 feet to a point; Thence, N 72° 04' W, 382.51 feet to the point of beginning, containing 129.2 acres, more or less, and being part of the same property conveyed to Jackson Downs, a joint venture, by C. E. Hooper and Robert Baltz, of record in Book 4828, Page 803, Register's Office for Davidson County, Tennessee. Map-Parcel No. 85-47.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, including same as described and conveyed in and by the said Deed of Trust; and also all the estate, right, title, interest, property, claim, and demand whatsoever of said Jackson Downs, a joint venture, and of all persons comprising same, as well as of the undersigned Trustee in and to the above described premises, with the appurtenances, free of the equity of redemption, homestead, dower and all other exemptions of every kind, to all intents and purposes as the said Trustee has power and authority to grant, sell and convey the same by virtue of the said Deed of Trust, to have and to hold the said premises with their appurtenances, and every part thereof, unto the said grantee, its successors and assigns forever.

This conveyance is subject to all unpaid taxes, lease agreement and easement of record in Book 4407, Page 992, Sewer easement of record in Book 4819, Page 866, said Register's Office and liens and easements of record prior to said Deed of Trust, it being the

intention to convey herein all such title and only such title as the Trustee lawfully can and should convey.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,000,950.00.

J. Vaulx Crockett
AFFIANT

Subscribed and sworn to before me this 22 day of September, 1976.

Elizabeth H Bare
Notary Public

My Commission Expires: Nov. 17, 1979

This is unimproved property known as s/s Lebanon Rd., Donelson, Tennessee.

IN WITNESS WHEREOF, J. VAULX CROCKETT, Trustee, has executed this instrument on the 22 day of September, 1976.

J. Vaulx Crockett Trustee
J. VAULX CROCKETT, Trustee

	SEP 20 76	CONV	* .00		
STATE OF TENNESSEE	SEP 20 76	S'TAX		B* 2,602.34	
	SEP 20 76	PR'FEE		B* .50	
COUNTY OF DAVIDSON	SEP 20 76	W'DEED		B* 8.00	* 2,610.84

Personally appeared before me, Elizabeth H Bare, a Notary Public in and for said County and State, the within named J. Vaulx Crockett, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22 day of September, 1976.

Elizabeth H Bare
Notary Public

My Commission Expires:

Nov. 17, 1979