BOOK 5076 PAGE 771

Buyer & Tax Bills —
145 Bryan Place
Brentwood, Tenn. 37027
Map - 93-9-203
Parcel - 8W-4700

mail

Prepared by Woods & Woods
A Professional Association
121 Seventeenth Avenue, South
Nashville, Tennessee 37203

GILBERT L. COHEN, Trustee

to

BRION CORPORATION OF NASHVILLE, A Tennessee Corporation

Trustee Deed

WHEREAS, default having been made in the terms, conditions, and payments, and the entire indebtedness having become due and payable as provided in a certain Installment Deed by which James I. Vance Berry, Trustee and Dean Polk, Trustee conveyed property described therein to Edward M. Todd and Robert L. Todd and in which Installment Deed the said Edward M. Todd and wife, Martha Jane Todd and the said Robert L. Todd and wife, Sarah Frances Todd conveyed said property to Reber Boult, Trustee, to secure the indebtedness described in said instrument which is of record in Book 4570, page 864, Register's Office for Davidson County, Tennessee; and

WHEREAS, the aforedescribed property having subsequently been conveyed to Alan Bradley and/or Jimmy R. Velvet and/or David Tann and the aforesaid Installment Deed and the indebtedness represented thereby having been assigned on November 16, 1973 to National Fire Insurance Company of Hartford by instruments of record in Book 4765, page 291 and Book 5021, page 730, Register's Office for Davidson County, Tennessee and National Fire Insurance Company of Hartford having assigned said Installment Deed and Installment Deed Note to Dominic DeLorenzo by instrument of record in Book 5022, page 233, Register's Office for Davidson County, Tennessee; and the said Dominic DeLorenzo having assigned and transferred the Installment Deed and Installment Deed Note to Brion Corporation of Nashville by instrument of record in

Book 5022, page 668 and the said Brion Corporation of Nashville having declared default thereunder and said default not having been cured; and

WHEREAS, default having occured in the indebtedness described herein and secured by the aforesaid Installment Deed and Gilbert L. Cohen having been appointed successor Trustee by instrument of record in Book 5034, page 978 of the Register's Office for Davidson County, Tennessee; and

WHEREAS, the trustee was instructed by the holder of the indebtedness to advertise and sell the property described aforesaid for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said Installment Deed with said advertisement having been made once a week for at least three (3) weeks in twenty (20) days in a newspaper published weekly in Davidson County, Tennessee to wit: The Nashville Record on September 14, 1976; September 21, 1976; and September 28, 1976 and pursuant to said advertisements, said sale was held at the time and place so advertised, to wit: Friday, October 8, 1976 at 12:00 noon at the front door of the courthouse in Nashville, Davidson County, Tennessee, to the highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions of every kind, which were expressly waived in said Installment Deed, and the Grantee herein being the highest bidder for cash at said sale, with a bid of

was declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said Installment Deed and the sale held thereunder, as aforesaid;

NOW, THEREFOR, for and in consideration of the premises and in further consideration of the aforesaid sum, paid in cash by Brion Corporation of Nashville, the receipt of which is hereby acknowledged, I, Gilbert L. Cohen, Trustee have this day bargained and sold, and by these presents do hereby transfer

and convey unto Brion Corporation of Nashville the following land situated in Davidson County, Tennessee and more particularly described as follows: to wit:

TRACT 1: Being the easterly part of lot No. 135 on the Plan of McNairy's West Nashville Lots, as of record in book 9, pages 322, and 323, Register's Office for said County, also in Minute Book "C", pages 136 and 137, Chancery Court at Nashville. SAID part of lot No. 135 fronts 70 feet 5 inches on the southerly side of McGavock Street, and extends back between parallel lines 166 feet to an alley.

BEING part of the same property conveyed to Rainbow Laundry, Inc., by deed from Hermitage Laundry Company and Ideal Laundry Corporation dated November 1, 1943, said deed being recorded in book 1333 at page 107 in the Register's Office of Davidson County, Tennessee.

TRACT 11: Being lot No. 137 and westerly 29 feet, 7 inches of lot No. 135 on the map of McNairy's West Nashville Plan, as of record in Minute Book "C" pages 136 and 137, Chancery Court at Nashville.

SAID lot No. 137 and part of lot No. 135 front together 122 feet, 7 inches on the southerly side of McGavock Street, and run back between parallel lines with the easterly margin of 16th Avenue, South, 166 feet to an alley.

BEING part of the property conveyed to Rainbow Laundry, Inc. by deed from Hermitage Laundry Company and Ideal Laundry Corporation dated November 1, 1943, said deed being recorded in book 1333, page 107 in the Register's Office for Davidson County, Tennessee. Excluded from the above two tracts of land is that property conveyed to S.N. Frey by deed from Rainbow Laundry, Inc., dated January 5, 1946, said deed being recorded in Book 1217, page 352, Register's Office for said County, as follows:

BEING part of Lot No. 135 on the Plan of McNairy's West Nashville lots, as of record in Book 9, page 322, and 323, Register's Office for said County, also in Minute Book "C" pages 136 and 137,

Chancery Court at Nashville. Said part of lot No. 135 fronts 67.2 feet on the southerly side of McGavock Street, and extends back between parallel lines 114.1 feet to a dead line.

BEING the same property conveyed to James I. Vance Berry and Deal Polk, Trustee, by deed from Rainbow Laundry, Inc., of record in Book 4501, page 79, said Register's Office.

BEING the same property conveyed to Edward M. Todd and Robert L. Todd by Installment Deed from James I. Vance Berry, Trustee and Dean Polk, Trustee as of record in Book 4570, page 864; as subsequently conveyed by Edward M. Todd and wife, Martha Jane Todd and Robert L. Todd and wife, Sarah Frances Todd to Allen Bradley by deed of record in Book 4649, page 579; as subsequently conveyed by Allen Bradley to Jimmy Velvet d/b/a V. T. R. Productions by deed of record in Book 4680, page 620; as subsequently partially conveyed by Jimmy R. Velvet to David Tann by deed of record in Book 4685, page 740; and as subsequently conveyed by Jimmy Velvet and David Tann to Grady Allen Bradley by deed of record in Book 5031, page 175, Register's Office for Davidson County, Tennessee.

Together with all the privileges and appurtenances thereunto belonging, including all improvements, buildings and equipment thereon and all the rents, issues, and profits which may arise therefrom.

To have and to hold the said tracts or parcels of lands with the appurtenances, estate, title, and interest thereto belonging to the said Grantee herein, forever, as fully and completely as the trustee can or ought to convey unto the power invested in him in said Installment Deed and his appointment as successor trustee and said trustee, the Grantor herein, does hereby convey, transfer, and assign to the Grantee herein, all the warranties and covenants conveyed in said Installment Deed.

IN WITNESS WHEREOF, the said Gilbert L. Cohen, Trustee has hereunto set his hand this 8th day of October, 1976.

Gilbert L. Cohen, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a notary public in and for the aforesaid county and state, Gilbert L. Cohen, Trustee, the within named barginor, with whom I am personally acquainted, and he acknowledged that he executed the within instrument for the purposes therein contained.

In witness whereof, I have set my hand and official seal at Nashville, Tennessee this 8th day of October, 1976.

Virginia Thomas
Notary Public

VIRGINIA THOMAS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:
Sept. 26, 1978

D71795

IDENTIF. REFERENCE

FILED OCT 8 3 28 PM '76
REGISTER
DAVIDSON COUNTY, TENN.

I, Gilbert L. Cohen, Trustee hereby certify that the actual consideration for the transfer or the value thereof, whichever is greater, is $160,000.00.

Gilbert L. Cohen, Trustee

Sworn to and subscribed before me this 8th day of October, 1976.

Virginia Thomas
Notary Public

VIRGINIA THOMAS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:
Sept 26 1978

OCT-8-76	CONV	90,000.00		
OCT-8-76	CONV	70,000.00		
OCT-8-76	S'TAX		B* 416.00	
OCT-8-76	FR'FEE		B* .50	
OCT-8-76	W'DEED		B* 10.00	* 426.50