THIS INSTRUMENT WAS PREPARED BY
BASS, BERRY & SIMS, ATTORNEYS
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

TRUSTEE'S DEED

BOOK 5086 PAGE 959

Address New Owner(s) as Follows	Send Tax Bills To	Map Parcel Numbers
First American National Bank of Nashville	SAME	M. 86
(Name)	(Name)	
First American Center		P. 167-191
(Address)		
Nashville, Tennessee 37238		92-93-94-90.2 pt
(City) (State) (Zone)		

WHEREAS, by Deed of Trust dated October 13, 1972, of record in Book 4646, Page 602, Register's Office for Davidson County, Tennessee, IBEC-Martin, Inc., a Delaware corporation, conveyed certain real property therein described to William K. Beasley, Trustee, to secure the indebtedness described in said Deed of Trust; and

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

WHEREAS, the indebtedness described in said Deed of Trust has not been paid in accordance with its terms, and default in the payment thereof was declared; 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 October 5, 1976, and thereafter on October 12, 1976, and October 19, 1976, which notice of sale advertised the sale of the property hereinafter described for November 11, 1976, at 11:00 a.m.; and

WHEREAS, on November 11, 1976, at 11:00 a.m. at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, 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, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust, and the Trustee having received a bid of $ 250,000.00 from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest, and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, William K. Beasley, Trustee, does hereby bargain, sell, transfer, and convey unto First American National Bank of Nashville, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, 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, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

I, William K. Beasley, as Trustee, do hereby transfer, assign, and set over unto said First American National Bank of Nashville, its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, 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 11th day of November, 1976.

William K. Beasley, Trustee

William K. Beasley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared William K. Beasley, 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 (TRUSTEE'S DEED) for the purposes therein contained, and that the actual consideration or value, whichever is greater, for this transfer is Two Hundred Fifty Thousand ($250,000) Dollars.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this the 11th day of November, 1976.

Peggy Felther
NOTARY PUBLIC

PEGGY FELTHER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

11-19-79

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IDENTIF. REFERENCE

NOV 11 3 36 PM '76
REGISTER
DAVIDSON COUNTY, TENN.

NOV 11 76	CONV	99,000.00			
NOV 11 76	CONV	99,000.00			
NOV 11 76	CONV	52,000.00			
NOV 11 76	S'TAX		B*	650.00	
NOV 11 76	PR'FEE		B*	.50	
NOV 11 76	W'DEED		B*	12.00	* 662.50

EXHIBIT A

A tract of land in the Fourth Civil District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner, Sumner & Cannon dated October 4, 1972, as follows:

Beginning at a concrete monument located in the east right-of-way of Old Hickory Boulevard, said monument being 1,940± feet north of the intersection of the centerline of Old Hickory Boulevard with Central Pike;

Thence, N 3° 18' E, 561.7 feet with the eastern line of property owned by Thelma L. Hayes to a monument;

Thence, N 6° 38' E, 294.4 feet, continuing with Thelma L. Hayes' east line and with Henry L. Hayes' east line, to a monument;

Thence, N 5° 5' E, 672.7 feet with Henry L. Hayes' east line and John W. Hayes, Sr.'s east line to a point in the centerline of Dry Fort Stoners Creek;

Thence, following the centerline of said creek, with John W. Hayes, Sr.'s north line, as follows:
N 57° 41' W, 103.6 feet;
S 83° 51' W, 173.8 feet;
N 44° 06' W, 163.2 feet;
N 60° 21' W, 329.3 feet;
N 85° 49' W, 114.7 feet;
S 56° 36' W, 59.3 feet;
N 75° 40' W, 66.8 feet;
S 81° 30' W, 244.9 feet to a point where the centerline of the creek intersects the east right-of-way of Old Hickory Boulevard, said point also being 30 feet east of the centerline of the road;

Thence, northerly with said east right-of-way on a curve to the right having a central angle of 19° 50' 35" and a radius of 2,835.11 feet, a distance of 981.9 feet to a point, the southwest corner of property owned by the Roman Catholic Diocese of Nashville;

Thence, S 85° 29' E, 744.5 feet with Roman Catholic Diocese of Nashville's south line to a point;

Thence, N 3° 13' E, 740.0 feet with Roman Catholic Diocese of Nashville's east line to a point in the centerline of the Old Lebanon Dirt Road;

Thence, with said centerline of the Old Lebanon Dirt Road, as follows:
S 87° 14' E, 1207.2 feet;
On a curve to the left having a central angle of 28° 58' and a radius of 1437.56 feet, a distance of 726.8 feet;
N 63° 48' E, 1070.2 feet;
On a curve to the right having a central angle of 25° 45' and a radius of 1432.39 feet, a distance of 643.9 feet to a point where the centerline of Old Lebanon Dirt Road intersects with the west right-of-way of Tulip Grove Road as extended;

Thence, with the west right-of-way of Tulip Grove Road, as follows:
S 2° 32' W, 862.2 feet;
On a curve to the right having a central angle of 21° 59' and a radius of 675.00 feet, a distance of 259.0 feet;
S 24° 31' W, 247.4 feet;
On a curve to the left having a central angle of 17° 31' and a radius of 1425.00 feet, a distance of 435.7 feet;
S 7° 00' W, 593.3 feet to the centerline of Dry Fork Stoners Creek;

Thence, westerly with the centerline of said creek, and following the northerly lines of a tract owned by George Ewin and a tract owned by Robert J. Baltz, Jr., Trustee, as follows:
N 71° 21' W, 117.0 feet;
N 35° 40' W, 84.9 feet;
N 83° 50' W, 91.0 feet;
S 85° 50' W, 292.4 feet;
N 74° 50' W, 324.0 feet;
N 67° 22' W, 218.1 feet;
N 80° 30' W, 135.0 feet;
S 66° 36' W, 94.3 feet to the northwest corner of property owned by said Robert J. Baltz, Jr., Trustee;

Thence, with said Baltz' west line, S 2° 34' W, 342.0 feet, and S 6° 31' W, 106.1 feet to Baltz' southwest corner;

Thence, with said Baltz' south line, S 77° 35' E, 142.9 feet to the northwest corner of Charles P. Ewin;

Thence, with said Ewin's west line, as follows:
S 12° 22' W, 372.8 feet;
S 15° 11' W, 136.6 feet;
S 0° 25' W, 464.8 feet to Ewin's southwest corner, marked by a 6-inch elm tree;

Thence, with said Ewin's south line, as follows:
S 57° 56' E, 154.7 feet;
S 48° 31' E, 178.5 feet;
S 40° 16' E, 133.0 feet;
S 42° 56' E, 110.1 feet;
S 63° 21' E, 39.0 feet to said Ewin's southeast corner, said point being also in the west line of Ellen Robinson and marked by an iron pipe;

Thence, with Ellen Robinson's east line, S 16° 34' W, 171.7 feet to a monument in said Robinson's southwest corner;

Thence, S 17° 23' W, 63.6 feet with the west line of another tract owned by Charles Ewin to a monument in said Ewin's southwest corner;

Thence, with said Ewin's south line, S 62° 08' E, 329.5 feet to a monument;

Thence, S 61° 49' E, 318.3 feet to a monument;

Thence, S 60° 11' E, 228.5 feet to said Ewin's southeast corner, marked by an iron pipe;

Thence, N 20° 40' E, 39.4 feet to a point;

Thence, N 4° 21' E, 231.0 feet to a point marked by an iron pipe, said point being the southwest corner of Joe E. Davis;

Thence, with said Davis' south line, S 71° 07' E, 223.4 feet, and S 74° 13' E, 166.8 feet to Davis' southeast corner, said point also being in the west right-of-way of Tulip Grove Road;

Thence, with the west right-of-way of Tulip Grove Road, as follows:
On a curve to the right having a central angle of 12° 58' and a radius of 1250.00 feet, a distance of 282.8 feet;
S 04° 34' W, 760.3 to the northeast corner of Dan B. Gleaves;

Thence, following a fence in said Gleaves' north line, as follows:
N 85° 23' W, 155.1 feet;
N 54° 07' W, 285.6 feet;
N 62° 38' W, 319.6 feet to said Dan B. Gleaves' northwest corner and Oscar Ray Gleaves' northeast corner;

Thence, following a fence on the north line of Oscar Ray Gleaves, N 70° 31' W, 276.6 feet, and N 66° 18' W, 278.2 feet to Oscar Ray Gleaves' northwest corner and Tom Ben Gleaves' northeast corner;

Thence, with the north line of Tom Ben Gleaves, N 66° 18' W, 287.4 feet, and N 58° 29' W, 780.3 feet to said Tom Ben Gleaves' northwest corner;

Thence, southerly with said Tom Ben Gleaves' west line, S 04° 41' W, 503.4 feet, and S 05° 51' W, 496.5 feet to a point in the east right-of-way of Old Hickory Boulevard;

Thence, with said east right-of-way of Old Hickory Boulevard, as follows:
On a curve to the left having a central angle of 7° 13' and a radius of 2914.72 feet, a distance of 366.9 feet;
S 58° 00' W, 20.0 feet;
N 32° 00' W, 828.4 feet to a point in the south line of property included in a subdivision plat of Hermitage Woods Apartments, of record in Book 4460, Page 82, and containing 20.29 acres;

Thence, with said subdivision boundary, as follows:
N 58° 00' E, 20.0 feet to a monument;
On a curve to the right having a central angle of 90° 00' and a radius of 50.00 feet, a distance of 78.5 feet to a monument
On a curve to the left having a central angle of 58° 25' and a radius of 291.02 feet, a distance of 296.7 feet;
N 1° 41' W, 451.8 feet;
On a curve to the right having a central angle of 52° 09' and a radius of 274.15 feet, a distance of 249.5 feet;
On a curve to the right having a central angle of 90° 00' and a radius of 25.00 feet, a distance of 39.3 feet;
On a curve to the left having a central angle of 19° 13' and a radius of 925.60 feet, a distance of 310.4 feet;
S 57° 29' E, 678.8 feet;
N 32° 31' E. 200.0 feet;
N 15° 29' W, 650.0 feet;
N 25° 31' E, 550.0 feet;
N 58° 59' W, 110.0 feet;
S 39° 00' W, 125.0 feet;
N 56° 30' W, 100.0 feet;
S 49° 00' W, 335.0 feet;
S 84° 00' W, 657.0 feet;

On a curve to the left having a central angle of 30° 10' and a radius of 733.73 feet, a distance of 386.4 feet;
On a curve to the right having a central angle of 85° 51' and a radius of 25.00 feet, a distance of 37.5 feet;
S 51° 44' W, 2.0 feet;
On a curve to the left having a central angle of 52° 09' and a radius of 334.15 feet, a distance of 304.1 feet;
S 0° 51' W, 451.8 feet;
On a curve to the right having a central angle of 58° 25' and a radius of 211.02 feet, a distance of 215.1 feet;
On a curve to the right having a central angle of 90° 00' and a radius of 50.00 feet, a distance of 78.5 feet;
S 58° 00' W, 20.0 feet to a point in the east right-of-way of Old Hickory Boulevard;

Thence, with said east right-of-way, N 32° 00' W, 129.7 feet to the point of beginning.

Containing 243.08 acres.

Being the same property conveyed to IBEC-MARTIN CORPORATION by deed from George Clarke Martin of record in Book 4646, page 595 of the Register's Office for Davidson County, Tennessee; which property includes the four parcels of land described in the preceding Exhibit A attached hereto.

Included within the above description but expressly excluded herein is all that property described as Parcel A and B in Schedule A to the Master Deed dated October 4, 1973, of record in Book 4753, Page 140, Register's Office of Davidson County, Tennessee, and that property described as Tracts I and II in the Deed of Amendment of Master Deed dated June 27, 1975, of record in Book 4980, Page 378, such four parcels comprising approximately 23.47 acres.