MAIL THIS INSTRUMENT WAS PREPARED BY:
ATTENTION BASS, BERRY & SIMS
KEITH SIMS 2700 First American Center
Nashville, Tennessee 37238

SUCCESSOR TRUSTEE'S DEED

BOOK 5116 PAGE 332

Address New Owner(s) as Follows	Send Tax Bills TO	Map Parcel Numbers
First American National Bank of Nashville	SAME	92-10
(Name)	(Name)	301-263-
First American Center		240-241-
		242-243-
(Address)		267.2-265-
Nashville, Tennessee 37238		266-267-
(City) (State) (Zone)		267.1

Paid

WHEREAS, by Deed of Trust dated September 1, 1972, of record in Book 4637, Page 391, Register's Office for Davidson County, Tennessee, J. E. Chilton Millwork and Lumber Company, Inc., a Tennessee corporation, conveyed certain real property therein described to William K. Beasley, Jr., Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated December 17, 1976, John E. Donovan was appointed Successor Trustee to serve in the place and stead of William K. Beasley, Jr., Trustee, pursuant to the aforementioned Deed of Trust, said appointment of Successor Trustee being recorded in Register's Office for Davidson County, Tennessee in Book 5097, Page 919; 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 Successor Trustee gave notice of the time and place of sale, all in accordance with the 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 January 25, 1977, and thereafter on February 1, and February 8, 1977, which notice of sale advertised the sale of the property hereinafter described for February 17, 1977, at 11:00 a.m.; and

WHEREAS, on February 17, 1977, at 11:00 a.m. at the front (south) 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 Two Hundred Seventy Five Thousand Dollars ($275,000) 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, John E. Donovan, Successor 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, John E. Donovan, as Successor 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 Successor Trustee, but no further or otherwise.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $275,000.00.

D8933 FEB 17 3 55 PM IDENTIF. REFERENCE FEE DAVIDSON COUNTY, TENN.

AFFIANT

Subscribed and sworn to before me, this the 17th day of February, 1977.

NOTARY PUBLIC

My Commission Expires: July 18 1979

WITNESS my hand as Successor Trustee on this the 17th day of February, 1977.

JOHN E. DONOVAN, SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

FEB 17 77 CONV * $275,000.00
FEB 17 77 S'TAX 3* 715.00
FEB 17 77 FR'FEE 3* .50
FEB 17 77 INDEED 3* 1.00
726.50

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared John E. Donovan, the within named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Successor Trustee named herein, and that he, as such Successor Trustee, executed the foregoing instrument (SUCCESSOR TRUSTEE'S DEED) for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this the 17th day of February, 1977.

NOTARY PUBLIC

My Commission Expires: July 18, 1979

EXHIBIT A TO SUCCESSOR TRUSTEE'S DEED

TRACT A: (1) Being parts of lots Nos. 5, 6, 7, 13, 14, 15 and 16 and all of lots Nos. 17 and 18 of Block "B" in M. B. and M. S. Pilcher's Addition, as of record in Book 57, page 91, Register's Office for said County. Said parts of lots Nos. 5, 6 and 7 are described together as follows:

Beginning on the easterly margin of an alley that runs parallel with and between 26th and 27th Avenues North on the northwesterly margin of the Tennessee Central Railroad right-of-way, and running thence northwardly, with the easterly margin of said alley, 107 feet, more or less, to the corner of lots Nos. 4 and 5; thence eastwardly, with the line between said two lots, 133 feet, more or less, to the northwesterly margin of said right-of-way; thence in a southwesterly direction and with the margin of said right-of-way, 167 feet, more or less, to the beginning.

Said parts of lots Nos. 13, 14, 15 and 16 and all of lots Nos. 17 and 18 are described together as follows:

Beginning on the easterly margin of 27th Avenue North at the intersection of the northerly margin of the Tennessee Central Railroad right-of-way; running thence with the easterly margin of 27th Avenue North, northwardly 264 feet, more or less, to the corner of lots Nos. 18 and 19; thence eastwardly, with the line between said two lots, 170 feet to the westerly margin of an alley; thence southwardly, with the westerly margin of said alley, 123 feet, more or less, to the northwesterly margin of said railroad right-of-way; thence with said right-of-way, southwestwardly 214 feet, more or less, to the beginning.

(Note: That part of the alley referred to in the description of the above parcel which separates parts of lots Nos. 5, 6 and 7, from part of lot No. 16 and lots Nos. 17 and 18, was closed by ordinance of the City Council of Nashville, being Bill No. 43-62, enacted October 5, 1943, effective October 15, 1943, and approved by the Mayor on October 15, 1943.)

Being a part of the same property conveyed to Grantor from J. E. Chilton and wife Olivia Greene Chilton by deed of record in Book 1492, page 267, Register's Office for said County.

(2) Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 19 of Block "B" on the Map of M. B. and M. S. Pilcher's Addition, as of record in Book 57, page 91, Register's Office for said County. Said part of said lot fronts 40 feet on the westerly side of an alley and runs back between parallel lines, along the line between Lots Nos. 18 and 19, 40 feet to a dead line.

Being the same property conveyed to Grantor from Sam Knight and wife Maudie Angie Knight by deed of record in Book 1677, page 515, Register's Office for said County.

TRACT B: (1) Being the northerly one-half of Lot No. 1 and the easterly 50 feet of the northerly one-half of Lot No. 2 on the plan of M. S. Pilcher's Re-subdivision of Block "D" in M. B. and M. S. Pilcher's Re-subdivision, as of record in Book 57, page 151, Register's Office for said County.

Said part of Lots Nos. 1 and 2 fronts 75 feet on the westerly side of 27th Avenue North, formerly Winston Avenue and runs back between parallel lines, with the southerly margin of Delaware Avenue, formerly Short or Craft Street, 110 feet to a dead line.

Being part of the property conveyed to Grantor from J. E. Chilton and wife Olivia Greene Chilton by deed of record in Book 1492, page 267, Register's Office for said County.

(2) Being a parcel of land located in Block "D" in M. S. and M. B. Pilcher's Re-subdivision of Block "D" recorded in Book 57, pages 91 and 151, Register's Office of Davidson County, Tennessee, and being that part of Lots 1 and 2 in said Block "D" that lie north of a line 40 feet northerly from and parallel to the center line of the main track of the Tennessee Central Railway, as then located.

Being part of the same property conveyed to Grantor from Tennessee Central Railway Company by deed of record in Book 1976, page 288, of the Register's Office for said County.

TRACT C: Being Lots Nos. 2 and 4 of Block "C" on the Plan of M. B. and M. S. Pilcher's Re-subdivision of part of the Barrow Property, as of record in Book 57, page 91, Register's Office for said County. Said Lots Nos. 2 and 4 front together 120 feet on the northerly side of Delaware Street and extend back between parallel lines with the westerly margin of 27th Avenue North 170 feet to an alley.

Being the same property conveyed to Grantor from George W. Doyne and wife Gertrude O. Doyne by deed of record in Book 4013, page 18, Register's Office for said County.

TRACT D: A parcel of land located in Block "D" in M. S. and M. B. Pilcher's Re-subdivision of Block "D" recorded in Book 57, pages 91 and 151 of the Register's Office for Davidson County, Tennessee, and being that part of Lots, 16, 17, 18, 19, 20 and 21 in said Block "D" that lie north of a line 40 feet northerly from and parallel to the center line of the main track of the Tennessee Central Railway as then located.

Being a part of the property conveyed to Grantor from Tennessee Central Railway Company by deed of record in Book 1976, page 288 of the Register's Office for said County.

TRACT E: (1) Being parts of Lots Nos. 12 and 13, all of 14, and part of Lot No. 15 on the Plan of M. S. Pilcher's Re-subdivision of Block "D" in M. B. and M. S. Pilcher's Subdivision of part of the Barrow property as of record in Book 57, page 151, Register's Office for said County, described according to a survey made by Hickerson & Hickerson, Engineers, as follows:

Beginning at an iron pin on the easterly margin of 28th Avenue North, 119 feet southerly from the southeast corner of said Avenue and a 16 foot alley, said alley being the first alley north of the Tennessee Central Railroad, said point being also in an old stone wall located in the southern boundary line of the property conveyed to Frances K. Knight and established by the said Frances K. Knight, et al, by property line agreement; thence with said old stone wall and said established line north 73° 30' east 120.5 feet to an iron pin in the westerly margin of a 12 foot alley; thence with same south 18° 30' east 100 feet to an iron pin; thence with an old established wire fence south 73° 30' west 124 feet to an iron pin in the easterly margin of 28th Avenue North; thence with same north 16° 30' west 100 feet to the beginning.

This conveyance is made subject to a Property Line Agreement dated July 13, 1966, executed by Maggie I. Sims, et vir, Leon H. Sims; Frances K. Knight; E. J. Thornton, Etta Ruth Thornton; and Community Federal Savings & Loan Association, of record in Book 4040, page 696, Register's Office for said County.

Being the same property conveyed to Grantor from Maggie Irene Sims and husband Leon H. Sims by deed of record in Book 4040, page 702, Register's Office for said County.

(2) Being a part of Lot No. 15, M. S. Pilcher's Re-subdivision of Block "D," in M. B. & M. S. Pilcher's Subdivision of part of the Barrow Property, as of record in Book 57, page 151, Register's Office for said County, and a part of Felicia Street, closed by Ordinance 66.908, and described according to a survey made by Barge-Waggoner & Sumner, Inc., as follows:

Beginning in the east margin of 28th Avenue North, at a point in the center of Felicia Street, closed; thence with said Avenue, north 16° 58' west 41.93 feet; thence along an old fence line, north 73° 30' east 111.64 feet to the west margin of an alley; thence with said alley, south 13° 38' east 22.20 feet; thence along the north margin of Felicia Street, closed, north 76° 15' east 6 feet; thence south 13° 38' east 24.27 feet to a point in the north margin of the Tennessee Central Railroad right-of-way; thence with said right-of-way, south 54° 19' west 2.03 feet; thence leaving said right-of-way, and with the center of Felicia Street, closed, south 76° 15! west 113.17 feet to the beginning.

Being the same property conveyed to Grantor from John W. Holt and wife Mary Jewel Holt by deed of record in Book 4069, page 344, Register's Office for said County.