Address New Owner:	Send Tax Bills To:	Map No.
Kentucky Property Trust	Kentucky Property Trust	
2216 Young Drive - Suite 4	2216 Young Drive - Suite 4	Parcel No.
Lexington, Kentucky 40505	Lexington, Kentucky 40505	To Be Assigned

This instrument prepared by:
Seymour Samuels, Jr.
501 Union Street
P. O. Box 2707
Nashville, Tennessee 37219

TRUSTEE'S DEED BOOK 5247 PAGE 258

WHEREAS, Deffet Tennessee Partners, Ltd., an Ohio Limited Partnership, by a deed of trust dated June 12, 1972, of record in Book 4610, page 315 of the Register's Office for Davidson County, Tennessee, conveyed to Homer Hail and W. E. Ezzell, Trustees, the hereinafter described real property to secure the payment to KMC Mortgage Investors, a Kentucky business trust, of a promissory note fully described in said deed of trust; and also to secure the performance of the Building Loan Agreement between Deffet Tennessee Partners, Ltd. and KMC Mortgage Investors dated May 12, 1972, as amended, all as stated and referred to in said deed of trust; and

WHEREAS, by warranty deed recorded in Book 4669, page 687 of the Register's Office of Davidson County, Tennessee, Deffet Tennessee Partners, Ltd. conveyed the hereinafter described real property to The Timbers of Nashville Associates, an Ohio Limited Partnership, which assumed and agreed to pay and perform the obligations of the said deed of trust recorded in Book 4610, page 315 of the Register's Office of Davidson County, Tennessee and

WHEREAS, the holder of the note secured by the said deed of trust, in accordance with the provisions of the deed of trust, has caused I. R. Schulman and George C. Paine, II to be appointed Substitute Trustees by instrument recorded in Book 4889, page 29 of the Register's Office of Davidson County, Tennessee providing that the said I. R. Schulman and George C. Paine, II, or either of them, as Substitute Trustees are hereby vested with all of the rights, powers and privileges of the original trustees named in said deed of trust; and

WHEREAS, default was made in the payment of the said indebtedness and after due notice of such default, the lawful holder of the note, evidencing such indebtedness, declared the entire balance due and payable and requested the undersigned as Trustees to foreclose the said deed of trust; and

WHEREAS, the undersigned at the request of the holder of the said indebtedness advertised the property described in the said deed of trust for sale, pursuant to the terms of the deed of trust and in accordance with the law by notice published in the Nashville Record, a newspaper published in the City of Nashville, Davidson County, Tennessee, said notice stating the time, place and the terms of the sale; and

WHEREAS, pursuant to said notice, the undersigned as Trustee, did on January 27, 1978 at 12:00 o'clock noon at the south door of the County Courthouse in Nashville, Davidson County, Tennessee offer for sale to the highest bidder for cash the real estate hereinafter described, when and where Kentucky Property Trust, a Kentucky business trust, became the purchaser of said real estate for the sum of $100,000.00.

NOW THEREFORE, in consideration of the premises, I, I. R. Schulman, Trustee, do hereby sell, transfer, and convey unto KENTUCKY PROPERTY TRUST its successors and assigns forever, and in bar of the equity of redemption, homestead, curtesy, and dower, all of which are expressly waived in the aforesaid deed of trust, the following described real estate, lying and being in Nashville, Davidson County, Tennessee and being more particularly described as follows:

> Real property situated in Davidson County, Tennessee, located generally on the West side of Nolensville Road North of Old Hickory Boulevard and being more particularly described as follows:

Beginning at a concrete monument in the West margin of Nolensville Road, said point being in the Southeast corner of Kingswood Park Subdivision as of record in Book 2900, page 70, and said point being 435.75 feet South of the Centerline of Brewer Street; Thence along the West margin of Nolensville Road S 14°-05'E, a distance of 210.0 feet to an iron pin; Thence N83°-59'W, a distance of 532.43 feet to an iron pin; Thence S14°-05'E, a distance of 431.23 feet to an iron pin; Thence N88°-37'W, a distance of 615.00 feet to an iron pin; Thence S80°-51' W, a distance of 242.00 feet to an iron pin; Thence N44°-09' W, a distance of 220.0 feet; Thence N 51°-51' E., a distance of 185.0 feet; Thence N 27° - 09' W, 253.0 feet; Thence N 8°-24' W, a distance of 194.0 feet; Thence N0°-32' W, a distance of 57.29 feet; Thence S83°-59' E, a distance of 1,237.0 feet to the point of beginning containing 15.67 acres.

Being a portion of the property conveyed to Sarah T. McMurray, as of record in Book 668, page 9, and Book 919, page 579, Register's Office, Davidson County, Tennessee.

And being the same property conveyed to The Timbers of Nashville Associates, an Ohio Limited Partnership, by Deffet Tennessee Partners, Ltd., an Ohio Limited Partnership, by warranty deed of record in Book 4669, page 687, Register's Office for Davidson County, Tennessee.

As Trustee, I convey to Kentucky Property Trust all of the rights in and to the said real estate vested in me as Trustee under the terms of the aforesaid deed of trust, including such covenants and warranties as I, as such Trustee may lawfully make, but I sell and convey as trustee only and not otherwise.

In accordance with the advertisements and terms of sale, the grantee assumes and agrees to pay all taxes on the said property for the year 1978 and prior years, if any be owing.

WITNESS MY HAND, this 27th day of January, 1978.

I. R. Schulman Trustee
I. R. Schulman, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for the transfer is $100,000.00.

Affiant

Sworn to and subscribed before me this 27th day of January, 1978.

Notary Public

My commission expires: January 3 1981.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 27th day of January, 1978, before me personally appeared I. R. Schulman, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal, at office, on the date last above mentioned.

Notary Public

My commission expires: May 3, 1981

E 48030.

FOR REFERENCE

JAN 30 12 10 PM '78

FELIX Z. ... REGISTER
DAVIDSON ... TENN.

JAN30 78	CONV	90,000.00			
JAN30 78	CONV	10,000.00			
JAN30 78	S'TAX		B*	260.00	
JAN30 78	PR'FEE		B*	.50	
JAN30 78	W'DEED		B*	8.00	* 268.50