This instrument was prepared by:
GRISSIM AND SHORT, Attorneys
1400 American Trust Building
Nashville, Tennessee 37201
Box #21

SUBSTITUTE TRUSTEE'S QUIT-CLAIM DEED

NEW OWNER:

Marbut Glenn Gaston, Jr., Trustee
2211 Crestmoor Road
Nashville, Tennessee
37215

SEND TAX BILLS TO:

SAME

MAP & PARCEL NOS.:

71-3-156

60-15-72

BOOK 5494 PAGE 138

WHEREAS, by a Deed of Trust dated April 19, 1973, and recorded in Book 4700, Page 74, Register's Office for Davidson County, Tennessee, James H. Brewer and wife, Elizabeth Brewer conveyed to Pryor York Lillie, Jr., Trustee, and his successors in trust, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, SAM D. HODGES, III, was appointed Substitute Trustee by instrument recorded in Book 5450, Page 720, Register's Office for Davidson County, Tennessee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness have declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Sam D. Hodges, III, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Sam D. Hodges, III, Substitute Trustee, did give twenty days' notice of the time, place and terms of the sale by an advertisement in three weekly publications in Nashville Record, a newspaper published in the county where the land hereinafter described is situated, said advertisement appearing in the editions of said newspaper under the dates of June 21, June 28, and July 5, 1979, stating that on July 12, 1979, at the South door of the Courthouse in Nashville, Davidson County, Tennessee, at 1:00 o'clock P.M., said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust; but subject to any and all unpaid taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Sam D. Hodges, III, Substitute Trustee, offered said property for sale at public outcry and sold said property to MARBUT GLEN GASTON, JR., Trustee, for Seventy-one Thousand Three Hundred Thirty-eight and 19/100 ($71,338.19) Dollars, which amount was the highest, best and last bid.

NOW, THEREFORE, in consideration of the sum of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, Sam D. Hodges, III, Substitute Trustee, do hereby bargain, sell and quit-claim, and by these presents transfer and convey unto the said Marbut Glen Gaston, Jr., Trustee, with full power to mortgage, sell, encumber, restrict and/or convey without joinder of any beneficiary (hereinafter referred to as "Grantee"), his successors and assigns, the following described tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

TRACT I:

Being land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described partly according to a survey made by W. W. Turner Company, Engineers, May 14, 1951, as follows:

Beginning at a point on the easterly margin of the Dickerson Pike, at the northwest corner of the property conveyed to Ruby Mae DeWire by deed from Floyd E. Frey and wife, of record in Book 2100, Page 289, Register's Office for said County; thence with the easterly margin of said Pike, North 11° 52' East 112.4 feet to the beginning of a curve; thence around said curve in a northeasterly direction having a radius of 20 feet, 31.4 feet to a point in the southern boundary line of the property conveyed to M. A. Parsons and R. R. Sneed by deed from Floyd E. Frey and wife, of record in Book 1974, Page 219, said Register's Office; thence with said Parsons line, South 78° 08' East 330 feet and south 15° 37' West 230 feet; thence North 72° 11' West 162 feet; thence North 73° 11' West 24 feet to the southeast corner of said Ruby Mae DeWire property; thence with her eastern boundary line, North 15° 37' East 65 feet to her northeast corner; thence with the northern boundary line, North 72° 11' West 153 feet, more or less, to the beginning.

TRACT II:

A tract of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described according to a survey made by W. W. Turner Company, Engineers, May 14, 1951, as follows:

Beginning at a point on the easterly margin of the Dickerson Pike 40 feet southerly from the southwest corner of the property conveyed to R. E. Harris and wife, by deed from Zella Peyton Wilson of record in Book 842, Page 114, Register's Office for said County; thence around a curve in an easterly direction 31.4 feet to a point; thence south 78° 08' east 216 feet to a point; thence north 11° 52' east 47.5 feet to a point in the southern boundary line of said Harris property; thence with the southern boundary line of said Harris property north 68° 38' east 231.3 feet to Harris' southeast corner; thence with the eastern boundary line of said Harris' property north 18° 12' east 214.1 feet to Harris' northeast corner, said point being the southern boundary line of Joywood Heights, Section 2, as of record in Book 1130, Page 92 and 93, said Register's Office; thence with the southern boundary line of said Joywood Heights, Section 2, South 72° 15' east 1,152.2 feet to an iron pin in the western boundary line of said Joywood Heights, Section 2, Subdivision; thence with the western boundary line of said subdivision south 0' 45' west 328.8 feet to an iron pin and south 2° 02' west 209.6 feet to a point; thence north

72° 11' west 1,405 feet to a point; thence north 15° 37' east 230 feet to a point; thence north 78° 08' west 330 feet to the beginning of a curve; thence around said curve in a southwesterly direction 31.4 feet to the easterly margin of said Dickerson Pike; thence with the easterly margin of said Dickerson Pike north 11° 52' east 90 feet to the beginning, containing 15.9 acres, more or less.

Being the same property conveyed to James H. Brewer by deed from J. J. Reeves and wife, Imogene W. Reeves, of record in Book 4628, page 7, Register's Office for said County.

Included herein but excluded therefrom (Tract I and Tract II) is the following described property:

Being a 16.47 ± acre tract of land lying in the 12th Councilmanic District of Davidson County, Tennessee, said tract further described as being a portion of the property conveyed to James H. Brewer in Book 4628, page 7, Register's Office of Davidson County, Tennessee, and further known as Dellway Villa Apartments formerly ROS-LA-REE Apartments, Limited, of record in Plat Book 5050, page 107, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a concrete monument lying on the easterly margin of Dickerson Road, said point further described as lying 537.0'± south of the centerline of Dellway Drive; thence leaving the said margin of Dickerson Road and running with the southerly line of the James H. Brewer property as of record in Book 4628, page 7, Register's Office for Davidson County, Tennessee, in a southeasterly direction around a curve having a radius of 20.0' to the left a distance of 29.35' to a concrete monument; thence S 72° 11' E a distance of 72.16' to a concrete monument; thence around a curve, having a radius of 180.0' to the left a distance of 114.85' to a concrete monument; thence running with the easterly line of the said James H. Brewer property N 11° 53' 46" E a distance of 113.34' to a concrete monument lying on the southerly line of Mrs. W. W. Foster as of record in Book 2195, page 449, Register's Office of Davidson County, Tennessee; thence leaving the said westerly line of the James H. Brewer Prop. & running with the southerly line of Mrs. W. W. Foster S 78° 06' 14" E a distance of 36.0' to a concrete monument; thence leaving the southerly line of Mrs. W. W. Foster and running with the easterly line of Mrs. W. W. Foster N 11° 53' 46" E a distance of 46.38' to a concrete monument lying on the southerly line of the David L. Foster Property as of record in Book 4368, page 403, Register's Office of Davidson County, Tennessee; thence leaving the said Mrs. W. W. Foster's easterly line and running with the southerly line of the said David L. Foster property S 68° 51' 24" E a distance of 230.05' to a concrete monument; thence running with the easterly line of the David L. Foster property N 18° 14' 43" E a distance of 214.1' to an iron pin in a hackberry tree lying on the boundary of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's Office of Davidson County, Tennessee; thence leaving the easterly line of the said David L. Foster property and running with Joywood Heights, Section II, S 72° 12' 17" E a distance of 1152.2' to a concrete monument; thence S 0° 45' 43" W a distance of 279.0' to a concrete monument; thence S 1° 47' 30" W a distance of 257.40' to a concrete monument lying on the northerly line of the John L. Gordon Subdivision, as of record in Book 843, page 61, Register's Office of Davidson County, Tennessee; thence leaving the said Joywood Heights, Section II, and running with the northerly line of the said John L. Gordon Subdivision N 72° 11' W a distance of 1540.09' to a concrete monument, said concrete monument further described as the southeast corner of the James H. Brewer property as of record in Book 4628, page 7, Register's Office of Davidson County, Tennessee; thence leaving the said northerly line of the John L. Gordon Subdivision and running with the easterly line of the said James H. Brewer property N 11° 53' 46" E a distance of 98.41' to a concrete monument; thence leaving the said easterly line of James H. Brewer and running with the northerly line of the James H. Brewer property in a westerly direction around a curve, having a radius of 227.0', to the right a distance of 117.89' to a concrete monument; thence N 72° 11' W a distance of 85.31' to a mon. lying on the easterly margin of Dickerson Road; thence leaving the said northerly line of the James H. Brewer property and running with the easterly margin of Dickerson Road N 11° 53' 46" E a distance of 65.28' to the point of beginning, containing 16.47± acres (717,260.94 sq. ft.).

Being the same property conveyed to James H. Brewer from Jack Y. Reeves, as of record in Book 4628, page 7, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever, but subject to any and all unpaid taxes and the aforementioned Deed of Trust.

And I do further transfer, assign and quit-claim unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey, assign, and quit-claim as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this 4th day of September, 1979.

Sam D. Hodges III, Substitute Trustee
SAM D. HODGES, III, Substitute Trustee

9537 09/06 200.30- CHECK

BOOK 5494 PAGE 142

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SAM D. HODGES, III, Substitute Trustee, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of SEPTEMBER, 1979.

Bettie Jane Waiton
NOTARY PUBLIC

BETTIE JANE WAITON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

10/17/82

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $71,338.19.

Affiant

Subscribed and sworn to before me

on this 4th day of September, 1979

BETTIE JANE WAITON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Bettie Jane Waiton
NOTARY PUBLIC

My Commission Expires:

10/17/82

F.5038 I.

IDENTIF. REFERENCE

SEP 6 11 36 AM '79

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5494 PAGE 143

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			71338.19- CO	
			185.38 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 201.88-	
			9537A09/06/79 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.50381

IDENTIF. REFERENCE

SEP 6 11 36 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 709891