QUITCLAIM [redacted] DEED (IN LIEU OF FORECLOSURE)

BOOK 5677 PAGE 734

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. Richard Rust, Trustee (NAME:)	same (NAME:)	128-25
2950 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ---------- ($10.00) ------ *DOLLARS*

cash in hand paid, and in further consideration of the full and complete release by T. Richard Rust, Trustee, his assigns, accessors and beneficiaries of any and all claims created by the execution of a certain promissory note dated September 20, 1978 by Greater Nashville Building Corporation payable to T. Richard Rust, Trustee, secured by Installment Deed of record in Book 5340, page 531, Register's Office for Davidson County, Tennessee, and the subsequent default in payment of said note, said release being evidenced by grantee's acceptance of delivery of this Warranty Deed in lieu of foreclosure, I, Timothy R. Turner, Trustee

G 17323

IDENTIF. REFERENCE

Nov 13 2 30 PM '80

FELIX A. MILLSAPS III REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE WHICHEVER IS GREATER~~ FOR THIS TRANSFER IS $ 10.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF Nov. 1980.
Deputy Register

have bargained and sold, and by these presents do transfer and convey unto the said T. Richard Rust, Trustee (grantee), his successors ---------- *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* Being a 7.2 acre tract in the 9th Civil District, more specifically described according to a survey by James A. Hamilton, Jr., registered Land Surveyor, dated July 14, 1978, as follows:

Beginning at a concrete monument in the northwesterly rear corner of Lot No. 155 on the plan of Stacy Square Subdivision, Section 4, of record in Book 4460, page 12, R.O.D.C.T., said point being in the margin of the right of way of U.S. Interstate 40; thence in a southwesterly direction with the margin of said right of way 752.07 feet along a curve (4-8° 45'; R-4924.65'; T-376.76'; L-752.07'; Chord-S 50° 15'15" W 751.32') to a fence post corner; thence S 26° 34' 01" E 472.89 feet to an iron pin; thence S 87° 35' E 321.6 feet to a point in the right of way of Sawyer Brown Road; thence N 3° 49' E 135.61 feet to an iron pin; thence N 2° 31' E 154.25 feet to an iron pin in the center of Sawyer Brown Drive; thence N 2° 07' E 196.63 feet to a concrete monument; thence N 4° 46' E 7.35 feet to a concrete monument; thence N 2°51'54"E423.84 feet to the point of beginning.

Technically included in the above description but specifically excluded from this conveyance, as having previously been released by partial releases of the lien of said installment deed, are the following two tracts of land:

Tract 1 - Being part of a 7.2 acre tract surveyed by James A. Hamilton, Jr., Consulting Engineers, dated July 14, 1978, as follows:

Beginning at a concrete monument in the southeasterly margin of I-40 said point being the N.W. corner of Lot No. 155, Stacy Square, Section IV as of record in Book 4460, page 12, R.O.D.C.T.; thence S 2° 51' 54" W 423.84 feet to a point, said point being the common corner of Stacy Square, Section IV and Stacy Square, Section III as of record in Book 4175, page 154; thence S 4° 46' W 7.35 feet to a point; thence S 2° 07' W. 130 feet more or less to a point; thence northwesterly 422 feet more or less to a point in the southerly

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ QUITCLAIM
Subscribed and sworn to before me, this the _____ day of _____ 19____
Affiant
My commission expires: _____ (Affix Seal)
Notary Public

right of way of I-40 thence with the curve to the left radius equaling 4,924 feet more or less a distance of 391 feet more or less to the point of beginning containing 1.9 acres more or less but no further or otherwise.

Tract 2 - Being a tract of land in the 1st Civil District of Metropolitan Nashville-Davidson County, Tennessee, and further being a portion of the property conveyed from T. Richard Rust, Trustee, to Timothy R. Turner, Trustee, as of record in Book 5340, page 531, of the Register's Office of Davidson County, and more particularly described as follows:

Beginning at an iron pin on the centerline of the dead-end of Sawyer Brown Road; thence south 2 degrees 31 minutes west 154.25 feet to a point; thence south 3 degrees 49 minutes west 46.78 feet to a point; thence north 40 degrees 24 minutes west 313.16 feet to a point; thence north 49 degrees 36 minutes east 180.00 feet to a point; thence north 63 degrees 6 minutes east 93.11 feet to a concrete monument; thence south 2 degrees 7 minutes west 196.63 feet to the point of beginning and containing 1.025 acres more or less.

Being part of the same property conveyed to Timothy R. Turner by Installment Deed from T. Richard Rust, Trustee of record in Book 5340, page 531, Register's Office for Davidson County, Tennessee

unimproved (X)
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. Richard Rust, Trustee, his successors ---------- ---------- *and assigns, forever.*

And I *do covenant with the said* T. Richard Rust, Trustee *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as set out above.

This instrument prepared by Timothy R. Turner, 232 Old Hickory Blvd. Nashville, Tenn. 37221

~~I, Timothy R. Turner, Trustee~~ ~~do further covenant and bind myself and my successors and representatives to warrant and forever defend the title to the said land to the said~~ T. Richard Rust, Trustee ~~his successors and assigns against the lawful claims of all persons whomsoever.~~

Witness my *hand* this 7th *day of* November, *19* 80., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Timothy R. Turner

TIMOTHY R. TURNER, TRUSTEE

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* Timothy R. Turner, in his capacity as 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* 7th *day of* November *, 19* 80 *.*

Mary N. Davis *, Notary Public.*

Commission Expires July 17, 1983 *.*

STATE OF .....
COUNTY OF .....

Personally appeared before me, ... *, a Notary Public in and for said County and State, the within named* .....

the bargainor, with whom I am personally acquainted, and who acknowledged that .....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ..... *, this* .....
day of ..... *, 19* ..... .

..... *, Notary Public.*

Commission Expires ..... .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... *, a Notary Public of the State and County aforesaid, personally appeared* ..... *, with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *, the within named bargainor, a corporation, and that* ..... *he as such* ..... *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* ..... .

Witness my hand and seal, at office in ..... ,
this ..... *day of* ..... *, 19* ..... .

.....
Notary Public

Commission Expires ..... .