PREPARED BY: SATURN & MAZER, ATTYS., 20th Floor, First American Center, Nashville, TN 37238

File

TRUSTEE'S DEED

BOOK 5815 PAGE 471

NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL NO.
MAX GREENBERG and CHARLES GROSS, Trustees 1400 3rd Avenue, South Nashville, Tennessee	SAME	91-12 289

WHEREAS, By Deed of Trust dated February 18, 1981, as of record in Book 5714, Page 798 Register's Office for Davidson County, Tennessee, G & S Investments, Inc., conveyed the property hereindescribed to Alan L. Saturn, Trustee, to secure the payment of an indebtedness therein mentioned and described; and having been requested so to do by the owner and holder of the indebtedness.

I, Alan L. Saturn, under and by virtue of the powers vested in me as said Trustee, for said Deed of Trust, did advertise the said real estate as required by law and by the terms of said Deed of Trust of the time and place of sale by publication in the Nashville Record, a newspaper of general circulation published in Davidson County, Tennessee, for three consecutives weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on September 3, 10, and 17, 1981, respectively; and

WHEREAS, pursuant to said notice, I, Alan L. Saturn, Trustee, did offer said property for sale at public outcry to the highest bidder for cash and in bar of the right of equity of redemption and homestead on October 5, 1981 at 12:00 Noon, at the front door of the Courthouse in Davidson County, Tennessee, then Max Greenberg and Charles Gross, Trustees, being the highest and best bidder, became the purchaser bidding in part of their own debt, the value of $463,729.37.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, Alan L. Saturn, Trustee do hereby sell, transfer and convey unto Max Greenberg and Charles Gross, Trustees, their successors and assigns, in bar of the equities of redemption, dower and homestead, the following described real estate in Davidson County, Tennessee:

TRACT 1

BEING part of Lots Nos. 3 and 4 on the Plan of Clifton, as of record in Book 21, page 35, Register's Office for said County, described as follows:

BEGINNING at the southwest corner of the intersection of Fortieth Avenue, North and Delaware Avenue; thence with the southerly margin of Delaware Avenue, south 27 Deg. 48' east 303.5 ft. to a point; thence southerly and parallel with the westerly margin of Fortieth Avenue North, 165.6 feet more or less, to a point in the northern boundary line of the property conveyed to the State of Tennessee by deed of record in Book 3503, Page 91, said Register's Office; thence with the northerly boundary line of said State of Tennessee Property, north 87 Deg. 29' west 303.5 ft to the westerly margin of Fortieth Avenue, North; thence with the same, northerly 164 feet to the beginning.

11/04 1215 12- CHECK

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TRACT 2

LAND in Davidson County, Tennessee, being parts of Lots Nos. 3 and 4 on the Plan of Clifton, as of record in Book 21, Page 35, Register's Office for said County.

SAID tract begins at a point 303.5 west of the westerly margin of Fortieth Avenue North, said point being on the southerly margin of Delaware Avenue and the northeast corner of the land herein described, thence in a westerly direction along the southerly margin of Delaware Avenue 116.5 feet to a point; thence southerly and parallel with the westly margin of Fortieth Avneve, North, 165 feet more or less to a point in the northerly margin of right of way of Interstate Highway I-40, thence easterly with said margin 116.5 feet to a point, thence in a northerly direction 165.6 feet to the point of beginning.

TO HAVE AND TO HOLD the same unto the said Max Greenberg and Charles Gross, Trustees, their successors and assigns, forever, Alan L. Saturn, Trustee, covenants that he has full power and lawful authority to sell and convey the sale real estate as herein set out; that the Deed of Trust recited was clear, free and unencumbered as of its date except as stated therein; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under them, but these covenants and warranties are by him as Trustee, and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments, restrictions and limitations as may affect the property.

IN WITNESS WHEREOF, Alan L. Saturn, Trustee, has hereunto set his hand on this 5th day of October, 1981.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of October, 1981, before me personally appeared Alan L. Saturn, Trustee, to me known and acknowledged the execution of the same to be his free act and deed, and for the purposes therein contained.

In Witness whereof, I have hereunder set my hand and notarial seal....

Notary Public

My Commission Expires: 10/17/82

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $463,729.37.

Subscribed and sworn to before me this 5th day of October, 1981.

Notary Public

My Commission Expires: 10/17/82

G 6 6 8 8 6

IDENTIF. REFERENCE

Nov 4 10 36 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5815 PAGE 474

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
			463729.37- CO	
			1205.62 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 1215.12-	
6503A11/04/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3668886

IDENTIF. REFERENCE

Nov 4 10 36 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 851681