QUITCLAIM DEED BOOK 5830 PAGE 956

FROM: Glenn G. Dukes and Buddy R. Dukes

TO: Dukes, Dukes & Ledford, a partnership

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
818 Nashville City Bank Bldg. Union Street Nashville, Tennessee	Same	Map 92-6; Parcels 559, 560, 561, 562, [redacted] and 564

Field Book Numbers

11W-31420, [redacted], 11W-31430, 11W-31435, 11W-31440, 11W-31445

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Buddy R. Dukes
Affiant

SUBSCRIBED AND SWORN TO before me, this 15th day of December, 1981.

Elizabeth A. Yeager
Notary Public

My Commission Expires: July 20, 1985

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), Glenn G. Dukes and Buddy R. Dukes (Grantors) have bargained and sold, and by these presents do quitclaim and convey unto the said Dukes, Dukes and Ledford, a partnership composed of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot Nos. 17, [redacted], 21, 23, 25 and 27 on J. W. Turner's Subdivision of Lot No. 21 Boyd McNairy's Plan as of record in Book 57, page 129, Register's Office for said County.

Said lots each front 50 feet on the easterly side of 27th Avenue North (formerly known as Lena Avenue) and extend back between parallel lines 184 feet to an alley. Being the same property conveyed by The Vanderbilt University.

This is improved property, known as 720, ~~722~~ 724, 726, 728 and 730 27th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dukes, Dukes and Ledford, a partnership, its successors, and assigns, forever.

BOOK 5830 PAGE 957

Witness our hands this 15th day of December, 1981.

G 7 2 1 8 0

IDENTIFICATION REFERENCE

DEC 15 3 25 PM '81

REGISTER DAVIDSON COUNTY, TENN.

HSNB

GLENN G. DUKES

BUDDY R. DUKES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth A. Gee, a Notary Public in and for said County and State, the within named GLENN G. DUKES, 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 15th day of December, 1981.

Elizabeth A Gee
Notary Public

My Commission Expires: July 20, 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth A. Gee, a Notary Public in and for said County and State, the within named BUDDY R. DUKES, 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 15th day of December, 1981.

Elizabeth A Gee
Notary Public

My Commission Expires: July 20, 1985

RNB/12-15-81

This Instrument Prepared By:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
17th Floor
Third National Bank Building
Nashville, TN 37219

BOOK 5830 PAGE 958

DEED OF TRUST

FOR AND IN CONSIDERATION *of One Dollar to* it *paid, the receipt of which is acknowledged, and the other considerations hereinafter mentioned,* Dukes, Dukes and Ledford, a partnership composed of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford ~~has~~ does *this day bargained and sold, and* ~~does~~ *hereby transfer and convey, to* Richard A. Lewis, *Trustee, and his successors in trust, certain property in the State of Tennessee,* Davidson *County, described as follows, to wit:*

Lots 17, 21, 23, 25 and 27 on the Plan of J. W. Turner's Subdivision of Lot No. 21 Boyd McNairy's Plan, as of record in Book 57, page 129, Register's Office for said county.

Said lots each front 50 feet on the easterly side of 27th Avenue North (formerly Lena Avenue) and extend back between parallel lines 184 feet to an alley. Being part of the property conveyed to Dukes, Dukes and Ledford by deed from Glenn G. Dukes and Buddy R. Dukes recorded concurrently herewith.

Said lots may be released from the lien created herein upon the principal payment of $10,000.00 per lot.

TO HAVE AND TO HOLD *said property to the said* Richard A. Lewis *Trustee, and his successor in trust, forever.* It covenants ~~covenant~~ *that* it is *lawfully seized of the said property,* ~~has~~ *a good right to convey it, and that the same is unencumbered,* except for a lien for current taxes, rights of parties in possession and matters of record.

It covenants ~~covenant~~ *further and binds* itself, its *heirs and representatives, to warrant and defend the title to said property to the said* Richard A. Lewis *Trustee, and his successor in trust, and his assigns, forever, against the lawful claims of all persons.*

But this conveyance is made in TRUST *for the following uses and trusts and for no other purpose, to wit:*

To secure the payment of a Deed of Trust note of even date in the principal amount of $50,000.00 payable to the order of Citizens Savings Bank and Trust Company together with interest thereon and attorneys' fees in the event of default. This conveyance shall also secure all extensions, renewals, modifications and changes in form of said indebtedness. This loan matures 90 days from date.

Now, if the undersigned *shall pay the sum aforesaid when due, according to the terms of said note, then this instrument is to be of no further force or effect. But if* it *fails to pay the said sum of money when due as aforesaid, or any part of said sum, according to the terms above expressed, then all of the indebtedness hereby secured shall, at the option of the owner thereof, and without notice, become immediately due and payable, and upon such default, this conveyance remains in full force and effect, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving* 21 *days' notice, by* weekly *publication in* a newspaper of general circulation in Davidson *County, Tennessee, to sell said property at the Courthouse door in said County, to the highest bidder, for cash, and free from the equity of redemption, homestead, dower, and all other exemptions of every kind, which are hereby expressly waived, and the said Trustee, or his successor in trust, is authorized to make a deed to the purchaser. The creditor may bid at any sale under this conveyance.* It *agrees that the Trustee may, at any time after default in payment of principal or interest as each falls due respectively, enter and take possession of said property, and shall only account for net rents received by him.*

And it *agrees to keep all the buildings on said property insured in some reliable fire insurance company or companies for the sum of $ until the sum herein secured is fully paid, and to have the loss made payable on the policy to said Trustee for the benefit of the owners and holders of the debt herein secured.* It *agrees to keep the improvements on said property in good repair and preservation and to pay all taxes and assessments, and to pay them when due; and in case* it *fails to do either, then said Trustee, or the creditor herein secured, may do either, and charge and treat the amount so expended as a part of the debt herein secured.*

In case of sale under this Deed of Trust, the proceeds will be applied by the Trustee:

First—To pay all the costs and charges of executing this trust, including attorney's fees and the expenses of any litigation which may arise on account of the execution and enforcement of this trust.

Second—To pay said debt, or any balance thereof then remaining unpaid.

Third—The residue to be paid to Dukes, Dukes and Ledford *or order. And in case of the death, absence, inability, or refusal to act of the said Trustee at any time when action under the foregoing powers and trust may be required, the owner of the debt herein secured is hereby authorized to name and appoint a successor to execute this trust, and the title herein conveyed to* Richard A. Lewis, *Trustee, shall be vested in said successor.*

In the event of a sale of said property under and by virtue of this trust, the said Dukes, Dukes and Ledford *and all persons holding under* it *shall be and become the tenants at will of the purchaser of the same, from and after the execution and delivery of a deed to such purchaser, said tenancy to be determined at the option of said purchaser upon five days' written notice.*

This 15 *day of* December 1981

DUKES, DUKES and LEDFORD

By: Buddy R. Dukes

By:

By: Thomas E. Ledford

STATE OF TENNESSEE,
Davidson County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford, the individual partners of Dukes, Dukes and Ledford

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

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 1981

Commission Expires July 20, 1985 _____, Notary Public

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____

Commission Expires _____, Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

BOOK 5830 PAGE 961

DEED OF TRUST

FROM

Dukes Dukes & Ledford

a partnership

TO

Richard A. Lewis

Trustee

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

JOHN YORLEY CO., NASHVILLE

G 72181

IDENTIF. T REFERENCE

DEC 15 3 26 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5830 PAGE 962

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

5[illegible]3- MO
40.00 MO TX
12[illegible] TPFEE
50 CHECK 60.50
3261A12/15/81 BAL .00

Probate 60.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 2 1 8 1

IDENTIF. REFERENCE

DEC 15 3 26 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 858177