File 5846

FROM: WILLIAM N. DEARBORN, TRUSTEE BOOK 5847 PAGE 399

TO: COLUMBIA SUSSEX CORPORATION, a Kentucky corporation MORTGAGOR: CONFEDERATE AMERICAN ASSOCIATES

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.

Columbia Sussex Corporation same 82-10; 55
7505 Sussex
Florence, Kentucky 41042

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,050,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of February, 1982.

Notary Public

My Comm. Expires: July 18, 1982

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TRUSTEE'S DEED

WHEREAS, by deed of trust originally dated October 21, 1975, of record in Book 4964, page 143, as amended in Book 5103, page 864, Book 5395, page 663 and Book 5558, page 541, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Confederate American Associates, a Tennessee limited partnership conveyed to William N. Dearborn, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note originally dated October 21, 1975, as modified, renewed and extended, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in failure to comply with the terms and conditions of the Note and Deed of Trust, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the indebtedness directed William N. Dearborn, Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, William N. Dearborn, Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on February 1, 1982, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on January 7, 14 and 21, 1982; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Columbia Sussex Corporation, acting through its agent, William J. Yung, was the highest and best bidder;

NOW, THEREFORE, the undersigned, William N. Dearborn, Trustee, pursuant to the bid of Columbia Sussex Corporation, acknowledges receipt of the sum of Three Million Fifty Thousand Dollars ($3,050,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these

02/01 7936.50% CHECK

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presents does hereby transfer and convey unto Columbia Sussex Corporation, a corporation organized under the laws of the State of Kentucky, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being that portion of that property designated Disposition Survey Parcel 158-1A, East Nashville Urban Renewal Area Project Tennessee R-13, and being part of Lots 7 thru 11 of Putman's Addition, as of record in Plat Book 21, page 20, Register's Office for said County, and part of Lots A thru M of C.M. & A.B. Benedict's Subdivision, as of record in Plat Book 57, page 151, said Register's Office, and also an alley closed by Ordinance No. 62-280 of the Ordinances of Metropolitan Government Nashville and Davidson County, Tennessee, lying between First Street and Putnam Street, on the Plan of C.M. & A.B. Benedict's Subdivision, of record in Book 57, page 151, said Register's Office, and described according to a survey made by Barge, Waggoner, Sumner & Cannon, Engineers (File No. 3435-02) dated July 16, 1971, as follows:

Beginning at an iron pin in the easterly margin of North First Street bearing North 9° 33' west 29.83 feet from the original southwest corner of Lot No. A, of the Benedict Subdivision, as of record in Book 57, page 151, Register's Office for said County; thence with said margin of North First Street, North 9° 33' west 606.52 feet to an iron pin at the southwest corner of Disposition Survey Parcel 158A-1A; thence north 80° 27' east 170.0 feet to an iron pin; thence south 13° 54' 30" east 154.80 feet to a concrete monument; thence south 44° 24' 30" east 152.35 feet to a concrete monument; thence south 72° 6' 30" east 0.94 feet to an iron pin; thence south 9° 17' east 413.78 feet to an iron pin in the northerly margin of Oldham Street; thence with the north margin of Oldham Street, north 83° 18' west 269.89 feet to an iron pin at the beginning of a curve to the right having a radius of 12.00 feet; thence around said curve, northwestwardly 15.45 feet to the point of beginning.

Being the same property conveyed to Confederate American Associates by deed of record in Book 4964, page 130, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Columbia Sussex Corporation, a corporation organized under the laws of the State of Kentucky, its successors and assigns, forever; and William N. Dearborn, Trustee, does hereby transfer, assign, and set over unto Columbia Sussex Corporation, all of his right, title and interest in the said property as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said William N. Dearborn, Trustee, has executed this instrument on this the 1st day of February, 1982.

William N. Dearborn, Trustee

FEB 1 12 17 PM '82
FELIX Z. DAVIDSON COUNTY, TENN.
REGISTER
IDENTIFICATION REFERENCE

G 7 8 1 4 7

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOSEPH N. BARKER, a Notary Public in and for said State and County, the within named William N. Dearborn, 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 office in Nashville, Tennessee, this 1ST day of FEBRUARY, 1982.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 7-18-82

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5847 PAGE 401

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

CO. 3.050,000.00

7930.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 7936.50-
0603A02/01/62 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G78147

IDENTIF. REFERENCE

FEB 1 12 27 PM '62

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 865223