This instrument prepared by:

Robert N. Buchanan, III
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

G 90222 RUSH

IDENTIF. REFERENCE

MAY 6 2 27 PM '82

FELIX E. DAVIS REGISTER
DAVIDSON COUNTY, TN

Address New Owner(s) as Follows: Send Tax Bills To: Map Parcel No.:

Land Investors of Tenn
a partnership
c/o Tuke, Dukes & Hedford
Suite 818 Nashville City Bldg
Nashville Tenn

Same Map 121 parcel 72 (pa

Field Book 3D-7679

TRUSTEE'S DEED

BOOK 5882 PG 110

This instrument made and entered into on this the 16th day of April March, 1982, by and between G. MICHAEL YOPP, Trustee, hereinafter called "Trustee" and LAND INVESTORS OF TENNESSEE, a partnership composed of Eugene P. Davis, Carl H. Bean and The Cumberland Group, a partnership, hereinafter called "Buyer"; and

WHEREAS, by Deed of Trust dated the 21st day of November, 1980, of record in Book 5683, page 410, Register's Office for Davidson County, Tennessee, Thomas C. Scott, Trustee conveyed to G. Michael Yopp, Trustee, the hereinafter described real estate, to secure payment to Land Investors of Tennessee of a Note dated November 21, 1980, in the original principal amount of Four Hundred Fifty-Eight Thousand Seven Hundred Fifty-Three and 83/100 Dollars ($458,753.83); and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and twenty-one (21) days notice was given of such default to Thomas C. Scott, Trustee, in the manner required by the terms of said Deed of Trust, and following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Trustee caused notice to be published in the Nashville Record that the property would be sold at 12:00 o'clock noon on Friday, February 26, 1982, at the south (front) door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on February 4, 11, and 18, 1982, and sent a copy of such notice to Thomas C. Scott, Trustee and following such notice the default was not cured; and

WHEREAS, the Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said

property to Land Investors of Tennessee, at the price of Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, G. Michael Yopp, Trustee as aforesaid, in consideration of the premises and the sum of Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Land Investors of Tennessee, a partnership composed of Eugene P. Davis, Carl H. Bean and The Cumberland Group, a partnership, its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being a parcel of property located in the 13th Councilmanic District of Davidson County, Tennessee, and being further described as follows:
>
> Beginning at an iron pin situated in the northerly margin of Couchville Pike, said iron pin also being the southeast corner of the herein described tract and the southwest corner of the Joseph P. Robinson and the Jo R. Judkins property, as recorded in Book 5066, Page 506, Register's Office for Davidson County, Tennessee; thence along the said margin of Couchville Pike, north 69 degrees 59 minutes 13 seconds west, 385.00 feet to an iron pin, said iron pin being the southeast corner of the Robert O. Frensley and Donald C. Hall property, as recorded in Book 5029, Page 411, Register's Office for Davidson County, Tennessee; thence, leaving the said margin of Couchville Pike, and with Frensley's and Hall's easterly line, north 20 degrees 00 minutes 47 seconds east, 290.40 feet to an iron pin; thence, with Frensley's and Hall's northerly line, north 69 degrees 59 minutes 13 seconds west, 150.00 feet to an iron pin; thence, with Frensley's and Hall's westerly line, south 20 degrees 00 minutes 47 seconds west, 290.40 feet to an iron pin situated in the aforesaid margin of Couchville Pike; thence, leaving Frensley's and Hall's line and with the aforesaid margin of Couchville Pike, north 69 degrees 59 minutes 13 seconds west, 68.84 feet to an iron pin; thence, with a curve to the right having a radius of 1,337.12 feet, a distance of 455.54 feet to an iron pin; thence, north 50 degrees 28 minutes 01 seconds west, 608.33 feet to an iron pin; thence, with a curve to the left having a radius of 688.53 feet, a distance of 69.24 feet to an iron pin, said iron pin being the southeast corner of the W. P. Duke property, as recorded in Book 2022, Page 306, Register's Office for Davidson County, Tennessee; thence, leaving the said margin of Couchville Pike and with Duke's easterly line, north 27 degrees 43 minutes east, 391.18 feet to an iron pin; thence, north 28 degrees 13 minutes 26 seconds west, 499.68 feet to an iron pin; said iron pin being situated in the southerly property line of Grover C. Goodwin, as recorded in Book 1295, Page 228, Register's Office for Davidson County, Tennessee; thence, leaving Duke's property and with the said southerly line of Goodwin and generally with a fence, south 72 degrees 45 minutes 41 seconds east, 1,359.18 feet to an iron pin; thence, south 73 degrees 23 minutes 46 seconds east, 408.29 feet to an iron pin, said iron pin being situated in the westerly property line of the American Legion Post 88 property, as recorded in Book 4283, Page 562, Register's Office for Davidson County, Tennessee; thence, leaving the aforesaid Goodwin line and with the said American Legion Post 88 line, and generally with a fence, south 07 degrees 33

minutes 10 seconds west, 1,137.24 feet to the point of beginning, containing 35.47 acres, more or less.

Being the same property conveyed to Thomas C. Scott, Trustee by limited warranty deed from Land Investors of Tennessee, of record in Book 5683, Page 405, Register's Office for Davidson County, Tennessee.

Included in the above description but excepted from the property conveyed by this instrument is the following described real estate:

A tract of land located on Couchville Pike in the Second Civil District, 13th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being more particularly described as follows:

To find the point of beginning of the hereinafter described property, begin at a point in the northerly margin of Couchville Pike, said point being a distance of 660.00 feet, more or less, in a northwesterly direction from the southwest corner of the A. F. Gibbs property, as recorded in Book 5449, Page 731, Register's Office for Davidson County, Tennessee; thence, leaving said Couchville Pike and along the easterly margin of the herein described 50.00 foot ingress and egress easement of record in Book 5699, page 990, said Register's Office, and a radius return to the right having a radius of 25.00 feet, a central angle of 84 degrees 01 minute 25 seconds and an arc length of 36.66 feet to a point; thence north 17 degrees 18 minutes east, 445.00 feet to a point, said point being the point of beginning for the hereinafter described property; thence, north 72 degrees 42 minutes west, a distance of 949.76 feet to a point in the easterly boundary line of the W. P. Duke property, as recorded in Book 2022, Page 306, Register's Office for Davidson County, Tennessee; thence, following the aforementioned boundary, north 27 degrees 48 minutes east, a distance of 263.90 feet to an iron pin; thence, north 28 degrees 10 minutes west, a distance of 499.80 feet to an iron pin in the southerly boundary line of the G. C. Goodwin property, as recorded in Book 1295, Page 228, Register's Office for Davidson County, Tennessee; thence, following said boundary line, south 72 degrees 42 minutes east, a distance of 1,315.00 feet to a point; thence, following a new line south 17 degrees 18 minutes west, a distance of 610.00 feet to a point; thence, north 72 degrees 42 minutes west, a distance of 57.00 feet to the point of beginning, said tract containing 653,492 square feet or 15.00 acres, more or less.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto Land Investors of Tennessee, its successors and assigns, in fee simple forever, and in bar of all right or equity of redemption and G. Michael Yopp, as Trustee, does hereby transfer, assign and set over to the Land Investors of Tennessee all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Easements of record in Book 5699, page 990, and in Book 5784, page 237, said Register's Office.

(5) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(6) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(7) Rights or claims of parties in possession.

(8) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

WITNESS the signature of the Trustee on this the day and date first above written.

G. Michael Yopp
G. MICHAEL YOPP, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Robert N Buchanan, Jr., a Notary Public of the State and County aforesaid, personally appeared G. MICHAEL YOPP, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of April, 1982.

Robert N Buchanan
Notary Public

My commission expires: 1-22-84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00).

Thomas E Seaford
Affiant

Subscribed and sworn to before me this the 5th day of May, 1982.

Robert N Buchanan
Notary Public

My commission expires: 1-22-84

RNB/3-2-82

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF Book 5882 Page 113-A

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

350000.00- CO
510.00 CO TX
.50 PRFEE
12.00 WDEED
CHECK 522.50-
5790465/06/82 34L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2222
G.D.
IDENT. REFERENCE
2 28 PM '82
MAY 6
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 879788