This Instrument Prepared By:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

SUCCESSOR TRUSTEE'S DEED

BOOK 6010 PAGE 478

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
First American Bank of Nashville, N.A. First American Center Nashville, TN 37238	SAME	91-2-70 91-2-253 91-2-257 91-2-259 91-2-268 91-2-244 91-6-21 91-2-240 91-31 91-2-239

WHEREAS, (a) by that certain Deed of Trust dated December 30, 1977, of record in Book 5243, page 136, Register's Office for Davidson County, Tennessee, Holder & Northern Lumber Company, a general partnership, conveyed certain real estate in trust to John M. Oden, Trustee, with a lien retained in said Tennessee Deed of Trust to secure the indebtedness described therein, as modified from time to time, including Modification to Deed of Trust of record in Book 5903, page 586, said Register's Office, (said Deed of Trust, as modified, hereinafter referred to as "Deed of Trust A"); (b) by that certain Deed of Trust dated December 30, 1977, of record in Book 5243, page 166 said Register's Office, Joe B. Holder and Mildred R. Holder conveyed certain real estate in trust to John M. Oden, Trustee, with a lien retained in said Tennessee Deed of Trust to secure the indebtednesss described therein, as modified from time to time, including Modification to Deed of Trust of record in Book 5903, page 588, said Register's Office, (said Deed of Trust, as modified, and subject to partial release of record in Book 5477, page 40, said Register's Office, hereinafter referred to as "Deed of Trust B"); (c) by that certain Deed of Trust dated December 30, 1977, of record in Book 5243, page 157, said Register's Office, Holder Development, a partnership, conveyed certain real estate in trust to John M. Oden, Trustee, with a lien retained in said Tennessee Deed of Trust to secure, the indebtedness described therein, as modified from time to time, including Modification to Deed of Trust of record in Book 5903, page 594, said Register's Office, (said Deed of Trust, as modified, hereinafter referred to as "Deed of Trust C"); (d) by that certain Deed of Trust dated July 9, 1979, of record in Book 5472, page 411, said Register's Office, Holder & Northern Companies, Inc., a Tennessee corporation, conveyed certain real estate in trust to Lonnie E. Malone, Trustee, with a lien retained in said Tennessee Deed of Trust to secure the indebtedness described therein, as modified from time to time, including Modification to Deed of Trust of record in Book 5903, page 592, said Register's Office, (said Deed of Trust, as modified, hereinafter referred to as "Deed of Trust D"); (e) by that certain Deed of Trust dated August 1, 1979, of record in Book 5477, page 7, said Register's Office, Holder & Northern Lumber Company, a general partnership, conveyed certain real estate in trust to John M. Oden, Trustee, with a lien retained in said Tennessee Deed of Trust to secure the indebtedness described therein, as modified from time to time, including Modification to Deed of Trust of record in Book 5903, page 590, said Register's Office, (said Deed of Trust, as modified, hereinafter referred to as "Deed of Trust E"); (Deeds of Trust A through E hereinafter referred to as the "Deeds of Trust"); and

WHEREAS, the holder of the debt secured appointed the undersigned, John E. Donovan, as Successor Trustee on January 17, 1983, to serve in the place and stead of the aforesaid Trustees, said appointments being recorded in said Register's Office, in Book 5993, page 615 (for Deed of Trust A); in Book 5993, page 617 (for Deed of Trust B); in Book 5993,

page 619 (for Deed of Trust C); in Book 5993, page 621 (for Deed of Trust D); and in Book 5993, page 623 (for Deed of Trust E); and

WHEREAS, said Deeds of Trust, as amended, contain powers in the Trustees to sell the hereinafter described property in the event of default upon the indebtedness secured thereby; and

WHEREAS, the indebtedness described in said Deeds of Trust, as amended, has not been paid in accordance with their terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deeds of Trust, as amended, the Successor Trustee gave notice of the time and place of sale, all in accordance with said Deeds of Trust, as amended, by publishing an advertisement for three consecutive weeks in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on January 27, 1983, and thereafter on February 3, 1983, and February 10, 1983, which notice of sale advertised the sale of the property hereinafter described for February 17, 1983, at 12:00 noon; and

WHEREAS, on February 17, 1983, at 12:00 noon at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of the equity of redemption and all other legal rights of the Grantor of said Deed of Trust, as amended, as provided therein, and the Trustee having received a bid of SIX HUNDRED THOUSAND DOLLARS ($600,000.00) from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, as amended, which bid was the last, highest, and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust, as amended, having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, John E. Donovan, Successor Trustee, does hereby bargain, sell, transfer, and convey unto First American Bank of Nashville, N.A., its successors and assigns, all of that certain real property in Davidson County, Tennessee, to wit:

TRACT 1 (from Deed of Trust A):

Land in Davidson County, Tennessee, being part of Block "B" on the Plan of the Cherokee Park Subdivision as of record in Book 181, page 175, said Register's Office, and more particularly described as follows:

Beginning at the margin of Centennial Boulevard at the Southwest corner of said Avenue with Grat Avenue, formerly 20th., St. West Nashville, and running thence westerly 50 feet along the Southerly margin of said Centennial Boulevard; thence at right angles to Centennial Boulevard in a Southerly direction 161 feet to a 15 foot alley; thence at right angles westerly 50 feet along the northerly margin of said alley to the Westerly margin of said 61st. Avenue, 161 feet to the beginning.

TRACT 2 (from Deeds of Trust B and E):

Land in Davidson County, Tennessee, being the northwest part of Block "I" on Plan No. 2, West Nashville, as of record in Book 57, page 172, said Register's Office. Said part of Block "I" fronts 60 feet on the southerly side of Virginia Avenue and runs back between parallel lines, with the easterly margin of 57th Avenue North, formerly 16th Street, 150 feet to an alley.

TRACT 3 (from Deeds of Trust B and E):

Land in Davidson County, Tennessee, being Lots Nos. 1602 and 1604 of Block No. 58, Plan No. 2, West Nashville, as of record in Book 57, page 172, said Register's Office.

Said Lots Nos. 1602 and 1604 front together 60 feet on the southerly side of Ohio, formerly Virginia Avenue and run back between parallel lines, with the westerly margin of 57th Avenue North, formerly 16th Street, 150 feet to an alley.

TRACT 4 (from Deeds of Trust B and E):

Land in Davidson County, Tennessee, being Lots Nos. 1606 and 1608 of Block No. 58 in Plan No. 2, West Nashville, Davidson County, Tennessee, which plan is recorded in Book 57, page 172, Register's Office for said County.

Said lots adjoin and front 50 feet on the south side of Virginia Avenue and extend back southwardly between parallel lines 150 feet to an alley, and show together 50 feet on said alley.

TRACT 5 (from Deeds of Trust B and E):

Land in Davidson County, Tennessee, being Lots Nos. 1610 and 1612, Block 58, Plan No. 2, West Nashville, which of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1610, and 1612 adjoin and front together 50 feet on the southerly side of Ohio Avenue, formerly Virginia Avenue, and run back, between parallel lines, 150 feet to an alley.

TRACT 6 (from Deeds of Trust B and E):

Land in Davidson County, Tennessee, being Lots Nos. 1614 and 1616 of Block No. 58 in the Plan No. 2 of West Nashville as of record in Book 57, page 172, said Register's Office.

Said Lots Nos. 1614 and 1616 front 25 feet each on the southerly side of Ohio, formerly Virginia Avenue and run back between parallel lines 150 feet to an alley.

TRACT 7 (from Deeds of Trust B and E):

Land in Davidson County, Tennessee, being Lots Nos. 1601, 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1617, and 1619, of Block 57, on the map of Plan No. 2 of West Nashville, as of record in Book 57, page 172, said Register's Office.

Said lots adjoin and front together 260 feet on the north side of New York Avenue and run back between parallel lines, Lot No. 1601 running back along the west margin of 57th Avenue North 150 feet to an alley.

TRACT 8 (from Deeds of Trust B and E):

Land in Davidson County, Tennessee, being Lots Nos. 1621, and 1623 Block 57, on the Map of Plan No. 2, West Nashville of record in Book 57, page 172, said Register's Office.

Said Lots adjoin and front together 60 feet on the north side of New York Avenue and run back between parallel lines, lot 1623 running back along the east margin of 58th Avenue North, 150 feet to an alley.

TRACT 9 (from Deeds of Trust B and E):

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lots Nos. 1610, 1612, 1614, 1616, 1618, 1620, 1622 and 1624, Block 56, on the Map of Plan No. 2, West Nashville, as of record in Book 57, page 172, said Register's Office.

Said Lots in Block No. 56 adjoin and front together 210 feet on the south side of New York Avenue and run back between parallel lines, Lot No. 1624 running back along the east margin of 58th Avenue, North 150 feet to an alley.

TRACT 10 (from Deeds of Trust B and E):

Land in Davidson County, Tennessee, being Lot No. 2 of Block 18 on the Plan of Cherokee Park Subdivision, of record in Book 161, page 75, Register's Office for said County, described as follows:

Beginning at the Intersection of 58th Avenue North, formerly 17th Street; and 60th Avenue North, formerly 19th Street; running thence with the westerly margin of 58th Avenue North, southerly 93 feet to the northerly margin of an alley; thence with the northerly margin of said alley, westerly 46.8 feet to the easterly margin of 60th Avenue North; thence with the easterly margin of said Avenue, northerly 73.8 feet to the beginning.

TRACT 11 (from Deeds of Trust B and E):

Beginning at a point in the east margin of 60th Avenue (formerly 19th Street), said point being 400 feet north of an iron pipe marking the northeast intersection of 60th Avenue and Morrow Road, said point being also the northwest corner of a tract of land conveyed by Farris Hardwood Lumber Company by deed dated December 18th, 1933 to Travis Smith; thence in a southeasterly direction, with the north boundary line of the land conveyed to Travis Smith which is north of, parallel to, and distant at all points 400 feet from the north margin of Morrow Road, 755.2 feet to a stake in the west margin of 58th Avenue (formerly 17th Street) thence in a northerly direction along the west margin of 58th Avenue (now closed) 849.8 feet to the south margin of California Avenue, thence in a westerly direction with the south margin of California Avenue, 0.5 feet to the center line of a spur track serving the property herein conveyed, said center line being the east boundary of the Walnut Lumber Company's Land; thence south with the center line of said tract, 20° 26 minutes west, 100 feet to a point in the center of said track; thence south 25° 02 minutes west 100 feet to a point in the center of said track; thence south 29° 28 minutes west, 100 feet to a point in the center of said tract; thence south 31° 56 minutes west, 14.9 feet to a point in the center of said track; said point being the southeast corner of the Walnut Lumber Company's property; thence in a northwesterly direction along the south margin of Walnut Lumber Company's property, the same being the north margin of Pennsylvania Avenue, if produced, 260 feet to a point in the east margin of 60th Avenue; thence in a southwesterly direction with the east margin of 60th Avenue, 361.24 feet to the point of beginning.

TRACT 12 (from Deeds of Trust C and E):

Being Lot No. 10 of Block 13, Cherokee Park Subdivision, a plan of which subdivision is of record in Book 161, page 75, Register's Office for said County, (Block 13 not being shown on recorded plan).

Said Lot No. 10 fronts 50 feet on the southerly side of California Avenue and runs back between parallel lines with the easterly margin of 60th Avenue, North, formerly 10th Street, 150 feet to an alley.

TRACT 13 (from Deed of Trust D):

Land in Davidson County, Tennessee, being part of Block "J" and part of Blocks 59, 60, 61, and 62 on Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County, and also that part of the streets and alleys lying between said blocks, shown on said plan, and described according to a survey made by W. B. Southgate, Surveyor, as follows:

Beginning on the northerly margin of Centennial Boulevard, said point of beginning being the northeast corner of said Boulevard and a 25 foot street lying between the property of Tennessee Hickory Products Company and a 2 acre lot owned by John B. Ranson and Company but not leased to Virginia Lumber Company; thence with the easterly margin of said street, north 28-1/2° east 215 feet to a point on the north side of the railway tract; thence with the east line of a lot owned by John B. Ranson and Company, north 20° east 331 feet to the south line of the property owned by Ralston Purina Company; thence with the south line of the same, south 50-3/4° east 466 feet to the northwest corner of another lot owned by the John B. Ranson Company; thence with the west line of said lot, south 35° west 384 feet to an iron pin in the northerly margin of said Boulevard; thence with the northerly margin of said Boulevard in a westerly direction 375 feet to the beginning.

TRACT 14 (from Deeds of Trust B and E):

Land in Davidson County, Tennessee, beginning at an iron pipe on the Southeasterly margin of 60th Avenue at the Southwest corner of Cripps' Lot, known as Lot No. 10; thence in a Southerly direction along the Easterly margin of 60th Avenue 138.76 feet to an iron pipe in the Northwest corner of the property heretofore sold by the Walnut Lumber Manufacturing Company, Inc., to the Farris Hardwood Lumber Company; thence South 58° 32 minutes East along the Northerly boundary of said Farris Hardwood Lumber Company tract 260 feet to an iron pipe in the center of the spur railroad track which skirts the property on the East side; thence Northerly following the center of said spur railroad tract 14.9 feet; thence Northerly 29° 28 minutes East with the center of said tract 100 feet; thence North 25° 2 minutes East with the center of said tract 100 feet; thence North 20° 26 minutes East 93.1 feet with the center of said tract to the Southwest corner of the intersection of said track and California Ave.; thence westerly along the Southerly margin of California Ave. 185 feet 4 in. to an iron pipe in the Northeast corner of Cripps' lot, known as Lot No. 10; thence Southerly with the Easterly margin of said Cripps' Lot 175 feet crossing a 25-foot alley to an iron pipe at the Southeast corner of said Cripps' lot; thence Westwardly with the Southerly margin of said Cripps' lot 50 feet to the point of beginning

Included in the above description but excluded from this TRACT 14 of this Notice is the following:

Sixteen-foot easement for railroad track reserved in deed from Tennessee Property Company to A.C. Farris, et al, of record in Book 1361, page 273, Register's Office for Davidson County, Tennessee.

Agreement between Nashville, Chattanooga & St. Louis Railway and Parks & Williamson, et al, of record in Book 622, page 62 and 65, inclusive, Register's Office for Davidson County, Tennessee.

Reservation as contained in deeds of record in Book 4180, pages 300 and 314, Register's Office for Davidson County, Tennessee, as follows:

Easement in favor of the L & N Rail road (formerly granted to The Nashville, Chattanooga & St. Louis Railway) and the Central Oak Products Company and any others served by said track an industrial railroad track across the property herein conveyed. The said easement is 16 feet wide, that is to say, it runs 8 feet on each side of the center line of the said railroad track which is presently on the property.

Said Tracts 1 through 14 being part of the same property conveyed to Oceanbridge Industries, Inc., from John C. McLemore, Trustee, by deed of record in Book 5903, page 575, said Register's Office.

This sale is subject to liens, easements, rights-of-way, encumbrances, property taxes and other matters which are prior in right to the lien of the aforesaid Deeds of Trust. This sale is further subject to agreements whereby certain improvements are deemed to be personalty and are severable from the real estate, including but not limited to agreement evidenced by instrument of record at Book 5903, page 596, said Register's Office, relative to certain improvements to TRACTS 8, 9, 11 and 14 of this Notice. The sale of TRACT 13 as described in this Notice is further subject to the right, title, and interest conveyed by instrument of record in Book 333, page 218, said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all right and equity of redemption and all other legal rights or exemptions of the Grantor of said Deeds of Trust, as amended, subject only to the matters expressly reserved herein.

I, John E. Donovan, as Successor Trustee, do hereby transfer, assign, and set over unto said First American Bank of Nashville, N.A., its successors and assigns, all of the covenants and warranties contained in said Deeds of Trust, as amended, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Successor Trustee, but no further or otherwise.

IN WITNESS WHEREOF, John E. Donovan, as Successor Trustee, has caused this instrument to be executed this the 23RD day of February, 1983.

John E. Donovan, Successor Trustee

* *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of February, 1983.

Notary Public

My Commission Expires:

4-21-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6010 PAGE 484

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared John E. Donovan, the within named bargainor, with whom I am personally acquainted an who, upon oath, acknowledged himself to be the Successor Trustee named herein, and that he, as such Successor Trustee, executed the foregoing instrument (SUCCESSOR TRUSTEE'S DEED) for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, on this the 23rd day of February, 1983.

Lois Helms Grace
Notary Public

My Commission Expires:

4-21-85

H 3 2 4 1 6

IDENTIF. REFERENCE

FEB 23 9 35 PM '83

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

8823 02/23 1581 •35- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6010 PAGE 485

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
			600000.00- CO	
			1560.00 CO TX	
			.50 PRFEE	
			21.00 WDEED	
			CHECK 1581.50-	
			8823A02/23/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 2 4 1 6

IDENTIF. REFERENCE

FEB 23 3 35 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 930936