jmb/7/16/84

0000339 437

FROM: Marc T. McNamee
SUBSTITUTE TRUSTEE

TO: Old Stone Bank ~~MORTGAGOR~~:

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.
Old Stone Bank
% Noel Palmer Mortgage Company same 82-15;67
One Commerce Place
Nashville Tennessee

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 $325,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of July, 1984.

Notary Public

My Comm. Expires: 10-19-86

JAMES R. KELLEY NOTARY PUBLIC AT LARGE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated October 31, 1973, of record in Book 4760, page 442, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Motel Financial Corporation and Henry Hudson conveyed to J. G. Palmer, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, said deed of trust was corrected by instrument in Book 4773, page 906, said Register's Office and as amended by amendments to note and deed of trust of record in Book 5165, page 581, and Book 5552, page 153, said Register's Office; and

WHEREAS, default having occurred in the payment of the Note, 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 lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 6223, page 376, Register's Office for Davidson County, Tennessee, appointed W. Fred Williams, Substitute Trustee, in the place and stead of J. G. Palmer, Trustee; and

WHEREAS, the lawful owner and holder of the indebtedness by the terms of a certain instrument of record in Book 6317, page 498, Register's Office for Davidson County, Tennessee, appointed Marc T. McNamee, Substitute Trustee, in the place and stead of W. Fred Williams, Substitute Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Marc T. McNamee, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Marc T. McNamee, Substitute 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 July 16, 1984, at the south 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

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Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on June 21, 1984, June 28, 1984, and July 5, 1984; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Old Stone Bank, acting through its agent, Robert M Doyle, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Marc T. McNamee, Substitute Trustee, pursuant to the bid of Old Stone Bank acknowledges receipt of the sum of Three Hundred Eighty Seven Thousand Five Hundred and 00/100 Dollars ($387,500.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Old Stone Bank, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot Nos. 36 thru 44, both inclusive,and all of Lot No. 45, and part of North Fourth Street, as closed by Bill No. 69829 of the Metropolitan Council of Nashville and Davidson County, Tennessee, and part of Alley No. 254, and Howerton Street closed by Bill No. 64257 of said Council, on the plan of John Shelby's 1st Addition to Edgefield, as of record in Book 12, pages 524 and 525, Register's Office for said county; part of Lot No. 107, all of Lots 108 thru 113 both inclusive, and part of Lot No. 114, and a part of Oldham Street closed by Bill No. 64257 and 69829; and Alley No. 255, closed by Bill No. 69829 of council above mentioned, on the Plan of John Shelby's 1st Addition to Edgefield in Plan Book 1, pages 7 and 11, Chancery Court; part of Lot 64 and 70, and part of Lonely Street closed by Bill No. 64257 above mentioned on the map of M. W. Wetmore's St. Alban's Plan of record in Book 21, page 37, said Register's Office, and parts of Lot 23 on the Map of M. W. Wetmore's Plan of record in Book 8, pages 173 and 174, said Register's Office and described together according to a survey made by Barge, Waggoner & Sumner, Engineers, February 15, 1967, revised April 5, 1971 and September 28, 1973, as follows: Beginning at an iron pin the coordinates of which are Y-649,925.2 and X-1,773,400.0 Tennessee State Grid Systems, being a northeasterly corner of the land herein conveyed in the westerly right of way line of Ellington Parkway; thence with the westerly right of way of Ellington Parkway as follows: South 44 deg. 36 min. 40 sec. West 6.65 feet to a concrete monument; thence around a curve to the left having a radius of 595.33 feet a distance of 207.32 feet to a concrete monument; thence around a curve to the left having a radius of 329.63 feet a distance of 503.89 feet to a concrete monument; thence South 62 deg. 06 min. East 262.53 feet to a concrete monument; thence around a curve to the right having a radius of 125 feet a distance of 260.27 feet to a concrete monument; thence South 61 deg. 20 min. West, 115.06 feet to an iron pin; thence South 65 deg. 07 min. West, 42 feet to an iron pin in the easterly right of way line of Interstate Highway 65, also being the westerly margin of North Fourth Street as closed; thence with the easterly boundary line of said highway as follows: North 24 deg. 53 min. West, 404.78 feet to a concrete monument; thence South 64 deg. 56 min. West 80 feet to a concrete monument; thence North 70 deg. 42 min. West, 67.49 feet to a concrete monument; thence South 67 deg. 08 min. West, 148.73 feet to a concrete monument; thence North 32 deg. 35 min. West, 460.77 feet to a concrete monument; thence North 67 deg. 50 min. West 25.34 feet to an iron pin set in the easterly margin of closed Meridian Street; thence with said margin of closed Meridian Street, North 0 deg. 52 min. West 21.23 feet to an iron pin; thence North 60 deg. 37 min. East, 629.31 feet to a concrete monument; thence South 83 deg. 36 min. East, 59.82 feet to the point of beginning.

Being the same property conveyed to S. V. Patel and B. B. Patel, as tenants in common, by deed from Advantage Companies, Inc., a Tennessee corporation of record in Book 5959, page 481, Register's Office for Davidson County, Tennessee.

This is improved property known as 400 Main Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Old Stone Bank, its successors and assigns, forever; and Marc T. McNamee, Substitute Trustee, does hereby transfer, assign, and set over unto Old Stone Bank, all of its right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Marc T. McNamee, Substitute Trustee, has executed this instrument on this the 16th day of July, 1984.

Marc T. McNamee, Substitute Trustee
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James R Kelley, a Notary Public in and for said State and County, the within named Marc T. McNamee, Substitute 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 16th day of July, 1984.

Notary Public

My Commission Expires: 10-19-86

JAMES R. KELLEY NOTARY PUBLIC AT LARGE

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IDENTIF. REFERENCE

JUL 16 2 13 PM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6338 PAGE 490

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

325000.00- CAPT.
845.00 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 854.50-
3816A07/16/84 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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Security Mgt
7-16-84 2:15
8
Federal Land Co
Mgr
Nelson
Lucas

No. 0052940