65916

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers	TAX	REFERENCE
Nashville City Bank & Trust Co c/o Special Assets 345 Union St Nashville TN 37201	OWNER	93-06-2 PAR 080		

Nov 21 2 03 PM '86
FELIX Z. GILL REGISTER
DAVIDSON COUNTY, TN

This instrument prepared by: Boult, Cummings, Conners & Berry (klh)
P.O. Box 198062, Nashville, Tennessee 37219

WHEREAS, Demoss-Pilcher Limited Partnership, a Tennessee limited partnership with Quinn-L Corporation, a Louisiana corporation, as its general partner, by Deed of Trust (the "Deed of Trust") dated September 24, 1982, transferred and conveyed to John B. Hardcastle, Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 5941, page 575, Register's Office for Davidson County, Tennessee); and

WHEREAS, the United States Bankruptcy Court for the Western District of Louisiana, Shreveport Division, Case No. 586-0291, granted Nashville City Bank and Trust Co. relief from the automatic stay permitting foreclosure of the Property, said order of record in Book 7016, page 794, said Register's Office; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 6923, page 344, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder ~~and owner~~ of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions, all of which are expressly waived in the Deed of Trust, at twelve o'clock (noon), November 21, 1986, at the main (south) door of the Davidson County Courthouse, Nashville, Tennessee when and where Nashville City Bank & Trust Co. ("Grantee"), became the last and highest bidder for cash at the price of One Million One Hundred Thirty-One Thousand ($ 1,131,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, John E. Murdock, III, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

John E. Murdock, III, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Easement of record in Book 1021, page 669, Register's Office for Davidson County, Tennessee.

3. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 21st day of November, 1986.

John E. Murdock, III, as Successor Trustee, and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William L. Norton III, a Notary Public in and for said County and State, the within named John E. Murdock, III, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1986.

Notary Public

My Commission Expires: 7-17-88

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 1,131,000.00.

Nashville City Bank & Trust Co.

AFFIANT

Subscribed and sworn to before me this 21st day of November, 1986.

Notary Public

My Commission Expires: 7-17-88

EXHIBIT "A"

The Property consists of the following described Davidson County, Tennessee land and building in the Market Street (Second Avenue) Historic District:

DeMoss Building, 126 Second Avenue North, Nashville, Tennessee, legally described as:

Being part of Lot 14 on the Original Plan of Nashville, not of record, and shown in part as part of Lot No. 53 on the map of William M. Gordon's Plan of lots as of record in Book 21, Page 53, Register's Office of Davidson County, Tennessee, and being more particularly described according to the survey of Anderson-Delk & Associates dated August 27, 1982, as amended September 14, 1982.

Beginning at a point on the Easterly margin of Second Avenue North said point being 277.22 feet from the Northerly margin of Broadway (Broad Street) and being the Northwesterly corner of the Thomas C. Scott Trustee Property, the deed for which is of record in Book 5764, Page 222, Register's Office of Davidson County, Tennessee; thence with the Easterly margin of Second Avenue North, North 27 degrees 14 minutes 03 seconds West a distance of 24.33 feet to a point, said point being the Southwesterly corner of the Berry Wholesale Drug Company Property, the deed for which is of record in Book 4879, Page 135, Register's Office of Davidson County, Tennessee; thence with the common line of said Berry Wholesale Drug Company Property, North 62 degrees, 34 minutes 24 seconds East a distance of 209.85 feet to the Westerly margin of First Avenue North; thence with the Westerly margin of First Avenue North South 27 degrees, 11 minutes 53 seconds East a distance of 24.30 feet to a point, said point being the Northeasterly corner of the Thomas C. Scott Trustee Property; thence with the common line of Scott, South 62 degrees, 33 minutes 54 seconds West a distance of 209.83 feet to the point of beginning.

Being the same property conveyed to DeMoss-Pilcher Limited Partnership by deed from Robert N. Buchanan III, Trustee, by deed of record in Book 5937, page 228, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7047 PAGE 468

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
		1,131,000.00 CAMT		
			3160.80 CO TX	
			.50 PRFEE	
			9.00 MO TX	
			CASH	3176.30
			20180[illegible]/86 PM	.??

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65916

IDENTIFICATION REFERENCE

Nov 21 2 03 PM '86

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

No. 14903