42

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Nashville City Bank and Trust Co. 315 Union Street Nashville, TN 37219-0648	SAME	130-8-A-2 130-8-A-5

SUCCESSOR TRUSTEE'S DEED

WHEREAS, TOHCO-PEEBLES Joint Venture, by Deed of Trust, dated November 23, 1983, transferred and conveyed unto John B. Hardcastle, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 6181, Page 564, in the Register's Office for Davidson County, Tennessee;

WHEREAS, the undersigned, Charles B. Reasor, Jr., has been appointed Successor Trustee by the lawful owner and holder of the indebtedness secured by the aforesaid Deed of Trust by an instrument of record in Book 7137, Page 302, in the Register's Office for Davidson County, Tennessee;

WHEREAS, the indebtedness secured by said Deed of Trust has become overdue and unpaid, and the holder of said indebtedness has called upon the undersigned, as Successor Trustee, to foreclose the said Deed of Trust; and

WHEREAS, the undersigned, after due advertisement as required by law and as required by the terms of the Deed of Trust offered said property for sale at the main (south) door of the Davidson County courthouse in Nashville, Tennessee, pursuant to the terms of said Deed of Trust on March 12, 1987, at 12:00 noon, when and where Nashville City Bank and Trust Co. became the last and highest bidder at the price of Five Hundred Ten Thousand and No/100 ($510,000.00) Dollars, said bid being subject to any and

all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), and any and all other matters and encumbrances superior in right to the lien of said Deed of Trust.

NOW, THEREFORE, I, Charles B. Reasor, Jr., Successor Trustee, in consideration of the premises and the sum of Five Hundred Ten Thousand and No/100 ($510,000.00) Dollars, cash to me in hand paid, the receipt of which is hereby acknowledged, by these presents do hereby transfer and convey unto Nashville City Bank and Trust Co., its successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining to Nashville City Bank and Trust Co., its successors and assigns, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, has the power to convey the same.

THE UNDERSIGNED, Charles B. Reasor, Jr., Successor Trustee, as trustee only, warrants the title to said property to Nashville City Bank and Trust Co., its successors and assigns, against the lawful claims of all persons claiming by, through or under him. Said property is sold subject to the following:

1. 1985 Metropolitan Nashville and Davidson County real property taxes (Field Book No. 7DA-50180 for Unit 2 and Field Book No. 7DA-50181 for Unit 5).

2. 1986 Metropolitan Nashville and Davidson County real property taxes (Field Book No. 7DA-50180 for Unit 2 and Field Book No. 7DA-50181 for Unit 5).

3. Metropolitan Nashville and Davidson County real property taxes for 1987, a lien, but not presently due and payable.

4. Such matters as would be disclosed by an accurate survey of said property.

5. The provisions of the Tennessee Horizontal Property Act as the same is set out in Tennessee Code Annotated Section 66-27-101, et seq.; the by-laws for 2200 Harding Place; easements, rights and interests in favor of other Unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, or upon the land embracing the regime and buildings thereon; all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed establishing 2200 Harding Place, a Horizontal Property Regime, as of record in Book 5971, Page 574, and corrected by a Deed of Correction of record in Book 5989, Page 549, and by the by-laws appended thereto as Exhibit C, of record in Book 5971, Page 612, all of record in the Register's Office for Davidson County, Tennessee.

6. Matters shown on the Plan of 2200 Harding Place, a plat of which is of record in Book 5200, Page 463, Register's Office for Davidson County, Tennessee, including, but not limited to the Owner's Certificate, setback lines and easements, to which plan reference is here made for the location and dimensions.

7. Easement as shown on the Plan of Westhaven, Section One, of record in Book 1130, Page 7, as modified by a deed of record in Book 1133, Page 518, Register's Office for Davidson County, Tennessee.

8. Restrictive Covenants contained in an instrument of record in Book 5729, Page 877, Register's Office for Davidson County, Tennessee.

9. Any and all other restrictions, easements, setback lines, or other prior encumbrances of record, including electric poles and guy wires crossing the property.

IN WITNESS WHEREOF, the undersigned, Charles B. Reasor, Jr., Successor Trustee, has set his hand on this the 12th day of March, 1987.

Charles B. Reasor, Jr. Successor Trustee

CHARLES B. REASOR, JR.,
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall a Notary Public for the State and County aforesaid, the within named CHARLES B. REASOR, JR., SUCCESSOR TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 12th day of March, 1987.

Jan Minshall
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-90

This is improved real property known as: 2200 Harding Place, No. 2 and No. 5, Nashville, Tennessee 37215.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $510,000.00.

Nashville City Bank by
Connie W. Cathron
AFFIANT

SUBSCRIBED AND SWORN TO before me this 13 day of March, 1987.

Barbara E. Franklin
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5/13/89

EXHIBIT "A"

LEGAL DESCRIPTION

Land in the First Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Condominium Units 2 and 5, together with an undivided two-eighths (2/8) interest in the common elements of 2200 Harding Place, a Horizontal Property Regime established by Master Deed dated November 22, 1982, of record in Book 5971, page 574, Register's Office for said County, as amended by Deed of Correction of record in Book 5989, page 549, Register's office for said County, said Units being located upon portions of Lot Nos. 1 and 3 on the recorded Plan of 2200 Harding Place, a plat which is of record in Book 5200, page 463, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to TOHCO/PEEBLES Joint Venture by Deed from The Ogden Hillyer Company of record in Book 6181, page 560, Register's Office for said County.

MAR 17 3 50 PM '87
0 5 8 5 0

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

RECEIVED OF _____

FOR _____

BOOK 7171 PAGE 211

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
			510[illegible].[illegible]0-	CAMT.
			1428.00	CSTAX
			.50	PRFEE
			15.00	WDEED
				CHECK 1443.50-
		2985	03/17/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04890

IDENTIFICATION REFERENCE

MAR 17 3 50 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 58086