This Instrument Prepared By:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

TRUSTEE'S QUITCLAIM DEED

BOOK 7212 PAGE 133

NEW OWNER:	NAME OF MORTGAGEE:	MAP & PARCEL NO.:
Eva Richardson 1400 Sunnymeade Drive Nashville, Tennessee 37216	NONE	Map 76, Parcel 48 Map 76, Parcel 21 Map 76, Parcel 20 Map 76, Parcel 30 ae

WHEREAS, on the 31st day of December, 1986, Leonard Smith, Trustee, executed a Promissory Note in the original principal amount of $1,386,895.60, payable to the order of Eva Richardson, all as fully set forth in said Deed of Trust which is of record in Book 7117, page 809, in the Register's Office for Davidson County, Tennessee, and in Book 550, page 826, in the Register's Office for Wilson County, Tennessee, to which instrument reference is here made; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said Note having requested Jere Ford, Trustee, to sell said property in satisfaction of said indebtedness; and

WHEREAS, the said H. Jere Ford, Trustee (Jere Ford, Trustee, and H. Jere Ford, Trustee, being one and the ame person), did advertise in accordance with the provisions of said Deed of Trust, to sell said property at the south entrance to the Courthouse in Nashville, Davidson County, Tennessee, on April 10, 1987, at 10:30 a.m.; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said H. Jere Ford, Trustee, offered the property herein described for sale at public outcry and sold said property to EVA RICHARDSON for the sum of ONE MILLION FOUR HUNDRED FORTY THOUSAND AND NO/100 ($1,440,000.00) DOLLARS, which amount was the highest, best and last bid received.

NOW, THEREFORE, in consideration of the sum of One Million Four Hundred Forty Thousand and No/100 ($1,440,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, H. JERE FORD, Trustee, do hereby bargain, sell and quitclaim, and by these presents do hereby transfer and convey unto the said EVA RICHARDSON (hereinafter referred to as "Grantee"), her successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, and in Wilson County, Tennessee:

TRACT NO. 1: Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the northerly side of the Nashville and Eastern Railroad Authority and Chandler Road, being a portion of the property conveyed to Eva Richardson by deed of record in Book 4668, page 659, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the northerly margin of the Nashville and Eastern Railroad Authority, said point being N. 69° 23' W, 824 feet, more or less, as measured along said northerly margin, from the southwesterly corner of the property conveyed to Marguerita Thompson Stark by deed of record in Book 125, page 139, R.O.W.C., and being the southeasterly corner of the herein described parcel; thence, with said northerly margin the following calls: N 69° 23' W, 123 feet, more or less, to an iron pin; with a curve to the left, 803.08 feet to an iron pin, said curve having a central angle of 31° 02', a radius of 1,482.69 feet, a tangent of 411.65 feet and a chord of N 84° 54' W, 793.30 feet; S 79° 35" W, 226.56 feet to an iron pin; thence, leaving said northerly margin with the easterly line of the property conveyed to H. H. Richardson et al., by deed of record in Book 4159, page 427, R.O.D.C., N 03° 19' 16" E, 2,174.35 feet to a planted stone and iron pin; thence, with the southerly line of the property conveyed to Robert Baltz, Jr., Trustee, by deed of record in Book 6183, page 537, R.O.D.C., S 82° 05' 22" E, 180 feet, more or less, to a point; thence, leaving said southerly line with the Davidson-Wilson County Line, S 20° 22' E, 2,367 feet, more or less, to the point of beginning, containing 1,343,604 square feet or 30.84 acres, more or less, according to survey of Barge, Waggoner, Sumner and Cannon dated November 4, 1986.

TRACT NO. 2: Being a parcel of land in Wilson County, Tennessee, located north of and adjacent to the Nashville and Eastern Railroad Authority and north of Chandler Road, being a portion of the property conveyed to Eva Richardson by deed of record in Book 4668, page 659, R.O.D.C., and being more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of the Nashville and Eastern Railroad Authority, said iron pin being the southwesterly corner of the property conveyed to Marguerita Thompson Stark by deed of record in Book 125, page 139, R.O.W.C., and the southeasterly corner of the herein described parcel; thence, with said northerly margin, N 69° 23' W, 824 feet, more or less, to a point; thence, leaving said northerly margin with the Davidson-Wilson County Line, N 20° 22' W, 2,367 feet, more or less, to a point; thence, leaving said County Line with the southerly line of the property conveyed to Robert Baltz, Jr., Trustee, by deed of record in Book 6183, page 537, R.O.D.C., S 82° 05' 22" E, 360 feet, more or less, to a cedar fence post; thence, with the southerly line of the property conveyed to Robert Baltz, Jr., Trustee, by deed of record in Book 277, page 390, R.O.W.C., S 80° 40' 11" E, 1,733.53 feet to an iron pin at a fence corner; thence, with the westerly line of said Baltz property S 04° 22' 54" W, 761.94 feet to a fence corner; thence, with the southerly line of said Baltz property S 83° 37' 38" E, 401.73 feet to fence corner post; thence, leaving said southerly line with the westerly line and a portion of the northerly line of the property conveyed to Marguerita Thompson Stark, by deed of record in Book 135, page 139, R.O.W.C., the following calls: S 04° 30' 51" W, 276.52 feet to a 24-inch Hackberry Tree; S 51° 57' 20" W, 98.55 feet to a 10-inch Cedar Tree; S 62° 57' 50" W, 48.00 feet to a cedar fence post; S 83° 35' 26" W, 41.10 feet to an 18-inch Cedar Tree; N 80° 23' 36" W, 566.54 feet to an iron post; S 03° 42' 58" W, 1,108.05 feet to the point of beginning, containing 3,214,507 square feet or 73.80 acres, more or less, according to survey by Barge, Waggoner, Sumner and Cannon, dated November 4, 1986.

TRACT NO. 3: A tract of land in the Fourth Civil District of Davidson County, Tennessee, and a part of which lies in Wilson County, Tennessee, on Chandler Road, being part of Lot 3 and all

of Lots 4 and 5, shown on the Plan of John E. Hayes, et al. vs. John A. Wilson, et al. of record in Book 2, page 29, Chancery Court at Nashville and known as The Hager Farm and further described as follows:

Beginning at a point in Stoner's Creek under the Chandler Road Bridge, said point being 2.5 feet north of the south edge and 12 feet east of the west end of the bridge; thence N 18 degrees 13' W passing the centerline of the Tennessee Central Railroad, 93.4 feet in all 166.5 feet to a point in the center of Stoner's Creek; thence, leaving Stoner's Creek and following the right of way of the Tennessee Central Railroad S. 53 degrees 24' W. 26.6 feet to a point; thence S. 20 degrees, 30' W 15.0 feet to a point; thence along a fence S 79 degrees 50' W 361.1 feet to an iron stake by a 12" hackberry tree; thence, leaving the right of way of the Tennessee Central Railroad and with the Harold Caldwell line and fence N. 83 degrees 05' W 345.7 feet to an iron stake by a 10" sassafras with a 12" wild cherry pointer; thence N 4 degrees 03' E 211.1 feet to a planted stone in the boundary line of Hager and Caldwell property on the south side of the Stoner's Creek; thence down the Creek, N. 18 degrees 49' W 383.4 feet to an iron stake in the centerline of the creek; thence continuing down said creek N. 63 degrees 52" W 268.5 feet to a point on the north edge of Creek; thence N. 21 degrees 51" E, 111.5 feet to an iron stake in fence corner, said stake also being the common corner of this tract of land with the Caldwell land and Cumberland Water Company land; thence N. 62 degrees 41' E, 95.6 feet to an iron stake; thence N 74 degrees 38' E 294.9 feet to iron stake by an 18" ash; thence N. 00 degrees 41' W 337.7 feet to an iron stake; said stake being the northeast corner of Cumberland Water Co. tract and the southeast corner, of Hendrix land in the westerly boundary of this tract; thence N. 2 degrees, 22' E, 2158.30 feet, crossing the access road to this tract, and following the fence line to an iron stake with a 10" ironwood tree pointer, being the northwest corner of this tract; thence N. 83 degrees 58' E. 814.3 feet, crossing the Davidson-Wilson County Line to a stake in fence corner on boundary line of this tract, and the Escue property, said stake also being the northeast corner of this property; thence S 5 degrees 00 W 1214.4 feet crossing the Davidson Wilson County Line to an iron stake with 12" hackberry pointer; thence S. 83 degrees 19 E. passing a 6" ash tree at 2 feet, in all 293.7 feet to a planted stone with 24" hickory and 15" sassafras pointers; thence S. 3 degrees 11' W with Thomas Eddings west line, crossing the right of way of the Tennessee Central Railroad at 2230.9 feet, in all 2315.3 feet to a spike in the centerline of Chandler Road; thence continuing with Eddings west line South 3 degrees 58 W passing reference iron stake on the north bank of Stoner's Creek, 159.4 feet to a point in the center of said creek; thence with the center of Stoner's Creek N. 63 degrees 27' W. 250.9 feet to a stake in the creek; the point of beginning, containing 78.39 acres according to survey number 66-678 by Parrish Engineers, Inc., 2907 Granny White Pike, Nashville, Tennessee 37204, revised 15 February 1967.

The above description includes, but excludes that part of the right of way of the Tennessee Central Railroad, and that part of right of way of Chandler Road (1.00 acres), shown within the boundary of this tract. In addition to the above there is also included a roadway for ingress and egress to and from Tulip Grove Road over the land adjoining the above tract to the west, which was established by a decree of Chancery Court, Nashville, Tennessee, in Rule No. 79211.

Being the same property conveyed to Leonard Smith, Trustee, by deed from Eva Richardson, widow, of record in Book 7117, page 804, Register's Office of Davidson County, Tennessee, and Book 402, page 643, Register's Office of Wilson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereon belonging to the said Grantee, his heirs, successors and assigns forever, but subject to any and all unpaid taxes.

WITNESS my hand on this 10th day of April, 1987.

H. Jere Ford, Trustee
H. JERE FORD, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater, for this transfer is $1,440,000.00.

Affiant

Sworn to and subscribed before me this 10th day of April, 1987.

Linda L. Dowdell
NOTARY PUBLIC

My Commission Expires: 11-12-90

LINDA L. DOWDELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. JERE FORD, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of April, 1987.

Linda L. Dowdell
NOTARY PUBLIC

My Commission Expires: 11-12-90

LINDA L. DOWDELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

IDENTIFICATION
APR 22 4 14 PM '87
RECEIVED FOR RECORD
DAVIDSON COUNTY, TENN.

17938

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

RECEIVED OF _____

FOR _____

BOOK 7212 PAGE 137

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		1,440,000.00 CONV.		

4032.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 4044.50-
.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1793 8

IDENTIFICATION REFERENCE

APR 22 4 14 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 72773