7Lw59

BOOK 8060 PAGE 596

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 38,000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 8th DAY OF March 1990
Deputy Register

This Instrument Prepared By:
KING & BALLOW
1200 Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219-0373
(615) 259-3456

Address New Owner:

BENNETT TOOL & DIE CO., INC.,
FOURTH RESTATED FIXED BENEFIT
PENSION PLAN
910 Cherokee Avenue
Nashville, TN 37207

Send Tax Statements To:

Same

Map & Parcel Nos.:
60-15 76; 60-15 26;
60-15 27
Field Book Nos.:
12DZ 49675; 12DZ 49670;
12DZ 49660

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments made and provided for in a Deed of Trust dated May 11, 1988, executed by KAN CONSTRUCTION COMPANY, a Tennessee General partnership having PAUL WARD, JEFF WARD and BILLY H. HUGHES as its sole partners, to WILLIAM D. CASTLEMAN, Trustee, which is recorded in Book 7547, page 234, Register's Office for Davidson County, Tennessee; and,

WHEREAS, said note and deed of trust were assigned to BENNETT TOOL & DIE CO., INC., FOURTH RESTATED FIXED BENEFIT PENSION PLAN, of record in Book 7564, page 219, Register's Office for Davidson County, Tennessee.

WHEREAS, FRANK S. KING, JR. has been appointed Substitute Trustee by the owner and holder of said note, etc. by an instrument of record in Book 8030, Page 654, said Register's Office; and,

WHEREAS, the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said Deed of Trust, I, FRANK S. KING, JR., Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at Nashville, Davidson County, Tennessee, at the front door of the Courthouse, Public Square, to the highest, best and last bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights and exemptions of every kind, all of which were waived in said Deed of Trust; but subject to any and all mortgages, liens, claims and unpaid taxes

that might be a lien against the property, and at the time and place stated in said advertisement, I, FRANK S. KING, JR., Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of $38,000.00 by BENNETT TOOL & DIE CO., INC., FOURTH RESTATED FIXED BENEFIT PENSION PLAN, and said property was knocked off and sold to BENNETT TOOL & DIE CO., INC., FOURTH RESTATED FIXED BENEFIT PENSION PLAN.

NOW, THEREFORE, in consideration of the premises and the sum of $38,000.00, cash in hand paid by BENNETT TOOL & DIE CO., INC., FOURTH RESTATED FIXED BENEFIT PENSION PLAN, I, FRANK S. KING, JR., Trustee, have this day bargained and sold and by these presents do transfer and convey to BENNETT TOOL & DIE CO., INC., FOURTH RESTATED FIXED BENEFIT PENSION PLAN, its successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

TRACT #1: Being the east 86 feet of Lot 50 in Jones & Hart's Subdivision of record in Book 332, page 43, Register's Office for Davidson County, Tennessee.

Beginning at the Northwest corner of Oak & Locust Streets. Thence north with the west margin of Oak Street 300 feet to a point; thence west 86 feet to a point; thence south 300 feet to a point in the north margin of Locust Street; thence with east 86 feet to the point of beginning.

TRACT #2: Beginning at a point in the north margin of Locust Street 86 feet west of the west margin of Oak Street; thence in a northerly direction 300 feet to a point; thence westerly 50 feet to a point; thence southerly 150 feet to a point; thence westerly 50 feet to a point; thence southerly 150 feet to a point in the north margin of Locust Street; thence easterly 100 feet to the point of beginning.

TRACT #3: Beginning at a point 186 feet west of the westerly margin of Oak Street; thence in a northerly direction 150 feet to a point; thence in an easterly direction 50 feet to a point; thence in a southerly direction 150 feet to a point; thence in a westerly direction 50 feet to the point of beginning.

BEING the same property conveyed to KAN CONSTRUCTION COMPANY, a Tennessee General Partnership, having PAUL WARD, JEFF WARD and BILLY H. HUGHES, as its sole partners, by deed from WILLIAM M. COATS of record in Book 7547,

page 230, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to BENNETT TOOL & DIE CO., INC., FOURTH RESTATED FIXED BENEFIT PENSION PLAN, its successors and assigns forever.

And I covenant with the said BENNETT TOOL & DIE CO., INC., FOURTH RESTATED FIXED BENEFIT PENSION PLAN, that I am lawfully seized and possessed of said real estate as Trustee only, and by the terms of the abovementioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except for any and all prior liens, mortgages, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to BENNETT TOOL & DIE CO., INC., FOURTH RESTATED FIXED BENEFIT PENSION PLAN, its successors and assigns, against the lawful claims of all persons claiming by or through me as Trustee, but no further or otherwise; it being my intention only to convey to Grantees no greater title in the subject real estate than I received as Trustee.

WITNESS my hand this 5th day of March, 1990.

FRANK S. KING, JR.
Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherry Nicholson, a Notary Public in and for the State and County aforesaid, Frank S. King, Jr., Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this the 5th day of March, 1990.

My Commission Expires:
My Commission Expires 9-11-90

NOTARY PUBLIC

RUSH

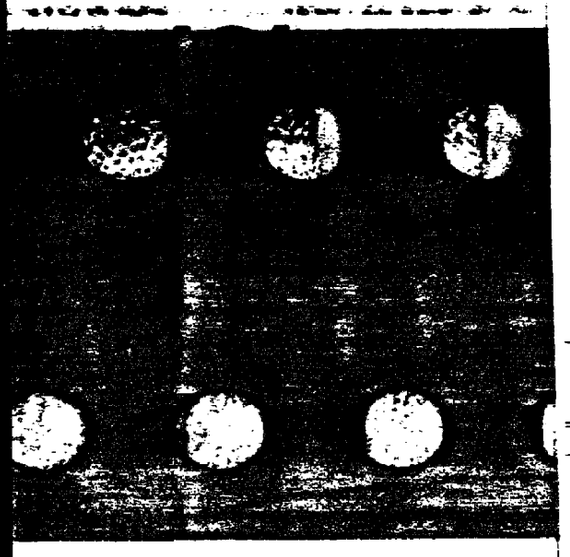
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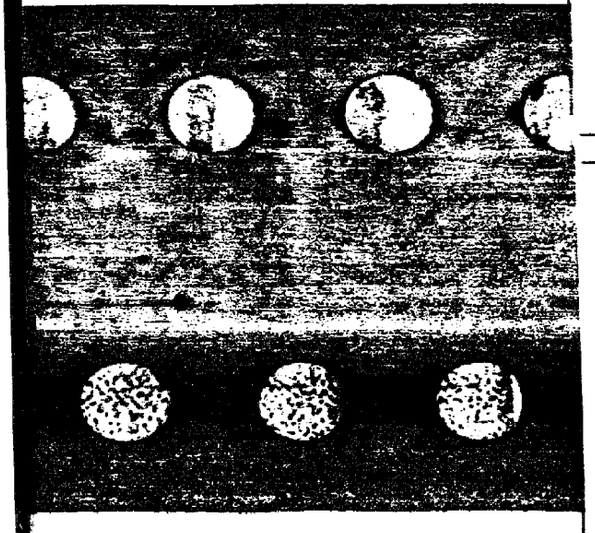
DAVIDSON COUNTY

IDENTIF. REFERENCE

093 12

068(2)/8 0101.03CHECK 135.40





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

RECEIVED OF _____

FOR _____

BOOK 8060 PAGE 599

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
			CAMT	38000.00
			CON TX	125.40
			PRFEE	1.00
			WDEED	9.00
			TOTAL	135.40
			CHECK	135.40
03/08/90		01	12:06 0001	0688

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09312

IDENTIF. REFERENCE

MAR 8 12 09 PM '90

DAVIDSON COUNTY TN.

No. 299179