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This instrument prepared by:
William B. Drescher
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 8351 PAGE 761

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel No.:
Life Insurance Company of Virginia c/o Aon Advisers P.O. Box 27424 Richmond, VA 23261	Life Insurance Company of Virginia SAME	50-0-83 Field Book No.: 12DZ-70760

SUCCESSOR TRUSTEE'S DEED
AND BILL OF SALE

This instrument made and entered into on this the 4th day of March, 1991, by William B. Drescher, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated the 1st day of July, 1974, of record in Book 4830, page 878, and rerecorded in Book 4912, page 292, Register's Office for Davidson County, Tennessee, (the "Deed of Trust") Parkwood Terrace Apartments, conveyed to Miller Kimbrough, Trustee, the hereinafter described Real and Personal Property (as herein defined and collectively referred to herein as "Property"), to secure payment of a Note dated July 1, 1974, in the original principal amount of Two Million One Hundred Thousand Dollars ($2,100,000) (the "Note"); and

WHEREAS, the Note and Deed of Trust were assigned by Kimbrough-Kavanaugh and Associates to The Life Insurance Company of Virginia by an Assignment of Deed of Trust of record in Book 5016, page 702, said Register's Office; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and such default has not been cured; and

WHEREAS, the lawful holder of the Note appointed William B. Drescher to serve as Successor Trustee in place of Miller Kimbrough in accordance with the terms of said Deed of Trust by an instrument of record in Book 8257, page 988, Register's Office for said County; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the Property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published as provided in the Deed of Trust in The Nashville Record that the Property would be sold at 12:00 noon on March 1, 1991 at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on January 31, February 7, February 14, and February 21, 1991, and sent a copy of such notice to the current owner, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the Property for sale, and after opening the floor for competitive bids, sold said Property to Life Insurance Company of Virginia, at the price of One Million Two Hundred Thousand Dollars ($1,200,000), this being the highest, last and best bid.

NOW, THEREFORE, I, William B. Drescher, Successor Trustee as aforesaid, in consideration of the premises and the sum of One Million Two Hundred Thousand Dollars ($1,200,000), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Life Insurance Company of Virginia, all of my right, title and interest in and to the following described Property and all buildings and improvements located on the real property and all rents, issues and profits, but no further or otherwise, said real property being located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> A tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, described according to a survey by R. L. Spears & Co., as follows:

Beginning at a point on the westerly right-of-way of Brick Church Pike, said point being 50.0 feet south of the extended centerline of Richmond Hills Drive; thence leaving said right-of-way with the property of the Metropolitan Department of Education and with a curve to the left having a radius of 25.0 feet, 39.27 feet to a point; thence North 89° 03' West, 522.00 feet to the beginning of a curve to the right having a radius of 540.93 feet; thence with said curve and in a westerly direction, 81.70 feet to a point; thence South 0° 25' East, 202.20 feet to a point; thence South 1° 01' West, 652.90 feet to a point in the center of Ewing Creek; thence with the approximate centerline, South 88° 21' West, 113.20 feet to a point on the easterly right-of-way of Interstate 24; thence with said right-of-way, North 26° 20' West, 596.00 feet to the beginning of a curve to the right having a radius of 317.46 feet; thence with said curve and in a general northerly direction, 315.08 feet to a point; thence North 30° 32' East, 389.60 feet to a point; thence leaving the right-of-way of Interstate 24 and with the Jones Property, North 88° 39' East, 18.35 feet to a point; thence South 29° 46' East, 157.00 feet to a point; thence North 88° 00' East, 126.40 feet to the beginning of a curve to the right having a radius of 595.00 feet; thence with curve and in a general southerly direction, 18.90 feet to a point; thence South 89° 03' East, 401.90 feet to a point; thence North 50° 52' East, 44.10 feet to a point; thence South 54° 32' East, 50.00 feet to a point; thence South 89° 02' East, 110.00 feet to a point on the westerly right-of-way of Brick Church Pike; thence with said right-of-way, South 0° 58' West, 195.00 feet to the point of beginning and containing 10.19 acres.

Being the same property conveyed to Parkwood Villa Associates, Ltd., a Tennessee limited partnership, by Deed from Parkwood Associates, a Tennessee limited partnership, of record in Book 5986, page 359, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all personal property of the current owner at the time of the foreclosure sale located thereon and used in connection therewith including, but not limited to all goods, equipment and fixtures (the "Personal Property").

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all rights and equities of redemption, homestead, dower and all other rights or exemptions of every kind, as provided in, but only to the extent provided in, said Deed of Trust.

The Property is sold AS IS, WHERE IS, without any representations or warranties of any kind whatsoever, express or implied. Without limiting the foregoing, THE PROPERTY IS BEING SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTIBILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to, the following:

(1) Any and all unpaid real and personalty taxes and any penalties and/or interest thereon.

(2) Title to that portion of the premises lying within the bounds of any roads, streets, highways, easements and rights-of-way.

(3) Any mechanic's and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which this foreclosure sale is held.

(4) Any rights of redemption or otherwise held by any taxing authority.

(5) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(6) Rights or claims of parties in possession.

(7) Any restrictions on the transferability of any of the Personal Property (such as licenses, franchises and permits) described above.

(8) Any and all other matters, including without limitation, liens, encumbrances, easements, restrictions, building lines, defects, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the property herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

William B. Drescher

William B. Drescher,
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 8351 PAGE 765

Before me, Kay Sandusky, a Notary Public of the State and County aforesaid, personally appeared WILLIAM B. DRESCHER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that WILLIAM B. DRESCHER as such Successor Trustee being authorized so ~~to~~ do, executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and seal, at office in Nashville, this 27th day of March, 1991.

Kay Sandusky
Notary Public

My commission expires: 11/10/91

STATE OF VA)
COUNTY OF Henrico)

The actual consideration or value whichever is greater, for this transfer is One Million Two Hundred Thousand Dollars ($1,200,000).

Leonard P. Barkinski
Affiant

Dennok Wwe

Subscribed and sworn to before me this the 2nd day of May, 1991.

Wendy J. Artigliere
Notary Public

My commission expires: 6/30/93

WENDY J. ARTIGLIERE
NOTARY PUBLIC
CITY OF VIRGINIA

14229

IDENTIF. REFERENCE

MAY 14 3 52 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

1991 05/14 0101 03CHECK 3976.00

0955w/03-05-91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8351 PAGE 766

CO - CONVEYANCE	CC - *CERTIFIED COPY*	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - *RELEASE*	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 1200000.00
CON TX 3960.00
PRFEE 1.00
~~MTGFEE 15.00~~
TOTAL 3976.00
CHECK 3976.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/14/91 01 15:53 0001 1991

14229

IDENTIF. REFERENCE

MAY 14 3 52 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 421600