25

This Instrument Prepared By:
Claiborne K. McLemore, III
25th Floor, 511 Union Street
Nashville City Center
Nashville, Tennessee 37219

Send Tax Bills to New Owner(s):
The Rich Trust, et al.
c/o Terry Martin
P.O. Box 120427
Nashville, Tennessee 37212

Map: 93-14
Parcels: 3 and 4

BOOK 8373 PAGE 173

TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated June 15, 1987, to Claiborne K. McLemore, III, Trustee, executed by J. Grandstaff Dale, as same appears of record in Book 7284, page 228, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Claiborne K. McLemore, III, Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on May 9, 1991, and subsequent insertions appearing on May 11, 1991, and May 23, 1991, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on June 3, 1991, at 12:00 o'clock noon, being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to (i) Terry Martin, Trustee of the Rich Trust under the Will of Amy Rich, deceased; (ii) Jeffrey Albert Kay and Terry B. Martin, Co-Trustees of the trust under the Will of Cecilia Rich, deceased; (iii) Jeffrey Albert Kay and Terry B. Martin, Co-Trustees of the Trust under the Will of Morrice Rich, deceased; and (iv) Jeffrey Albert Kay and Terry B. Martin, Co-Trustees of the Trust under the Will of Carrie R. Rich, deceased, each of the foregoing entities to receive a twenty-five (25%) percent undivided interest in the property here conveyed (collectively, the "Grantees"), at and for the sum of One Hundred Forty-Nine Thousand Nine Hundred Fifty-Nine and 25/100s ($149,959.25) DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold and in accordance with the terms of said instrument;

NOW, THEREFORE, in consideration of the premises and the payment by the Grantees, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Claiborne K. McLemore, III, as Trustee, does hereby grant, bargain, sell and convey to the said Grantees, their heirs, successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

All that property described on the attached Exhibit A, the terms of which are hereby incorporated herein in their entirety.

This is improved property known as 521 Eighth Avenue, South, Nashville, Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantees, their heirs, successors and assigns, in fee simple forever, to whom the said Claiborne K. McLemore, III, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Claiborne K. McLemore, III, Trustee, has executed this instrument on the 3rd day of June, 1991.

CLAIBORNE K. McLEMORE, III
Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Claiborne K. McLemore, III, the within named 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 purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 3rd day of June, 1991.

NOTARY PUBLIC

My commission expires: January 23, 1993

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $149,959.25.

Affiant

Sworn to and subscribed before me, this 10th day of June, 1991.

Notary Public

My commission expires: 7/27/91

NOTARY PUBLIC AT LARGE OF TENNESSEE

2:CKM0603912.KW

EXHIBIT A

Tract I:

Land in Davidson County, Tennessee, being all of Lots 1, 2, 3, and part of Lot 4 in the Preston Hay Home Plan as per plan in Minute Book "B" of the Chancery Court of Davidson County, Tennessee, page 60. Said property being more specifically described as follows:

BEGINNING at a point 44 feet south of the southwest corner of Spruce Street and Hay; thence westerly along the south margin of a lot known as the Haggarty property 155 feet, more or less, to an alley; thence in a southerly direction with said alley to the right-of-way of The Nashville, Chattanooga & St. Louis Railway; thence in a southeastern direction along the margin of said Railway's right-of-way to a stone; thence in a northeastern direction about 40 feet to a stone in the dividing line separating Lot #3 and Lot #4, and 10 feet from the southern margin of Lot #3; thence in an eastern direction along the south margin of Lot #3 and 10 feet therefrom 139 feet to Spruce Street; thence in a northern direction along the margin of Spruce Street 108 feet, more or less, to the beginning.

Tract II:

Land in Davidson County, Tennessee, being part of the Preston Hay Home Plan, a plan of which is of record in Minute Book "B," page 60, Chancery Court at Nashville, described as follows:

BEGINNING at the southwest corner of Eighth Avenue, South, formerly the Franklin Pike or Spruce Street, and Hay Street; thence with the westerly margin of said Avenue, southerly 46 feet, more or less, to what was formerly George Moore's northeast corner; thence with his northerly line, westerly 152 feet, more or less, to the easterly margin of an alley; thence with said alley, northerly 46 feet, more or less, to the southerly margin of Hay Street; thence with the southerly margin of said street, easterly 148 feet, more or less, to the beginning.

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Tract III:

Land in Davidson County, Tennessee, situated in the Preston Hay Home Plan in the City of Nashville, near the intersection of Eighth Avenue, South with The Nashville, Chattanooga & St. Louis Railway, more particularly described as follows:

BEGINNING at the southwest corner of the mill building now owned by Fletcher and Wilson Coffee Company, said point of beginning being east of and distant 26 feet from the center line of the original main track of the Nashville and Chattanooga & St. Louis Railroad, if measured at right angles thereto; thence in a southeasterly direction, with a line parallel to and distant at all points 26 feet from the center line, a distance of 25 feet, more or less, to a point in the westerly margin of an alley, said marginal line being the easterly boundary line of Lot No. 9 in the Preston Hay Home Plan; thence in a northerly direction, with said alley line, a distance of 47 feet, more or less, to a point in the wall of said mill building; thence in a southwesterly direction, along the wall of said mill building and in a direction at right angles to the center line of said railroad track, a distance of 38.3 feet to the point of beginning, the same being that part of Lot No. 9 in the Preston Hay Home Plan bounded by the mill building, by an alley and by The Nashville, Chattanooga & St. Louis Railway right-of-way line 26 feet from the center of the main track.

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Tract IV:

Land in Davidson County beginning at a railroad spike in the south margin of Alley 120, which point is north 80° 44' west 140.15 feet from the intersection of the south line of Alley 120 and the west line of Eighth Avenue, South; thence with the east line of the alley proposed to be closed (which runs from Alley 120 to The Nashville, Chattanooga & St. Louis Railroad right-of-way) south 9° 16' west 190.99 feet to a point at said right-of-way; thence along the north line of said right-of-way north 47° 40' west 14.32 feet to a point; thence north 9° 16' east 47 feet to a point; thence northerly with the east line of brick building 5.49 feet to a point; thence south 80° 44' east to a point on said line which is 4 feet in a westerly direction from the east line of said alley to be closed; thence north 9° 16' east and parallel with said east line 125.2 feet to the south line of Alley 120; thence with the south line of said Alley 120 south 80° 44' east 4 feet to the point of beginning.

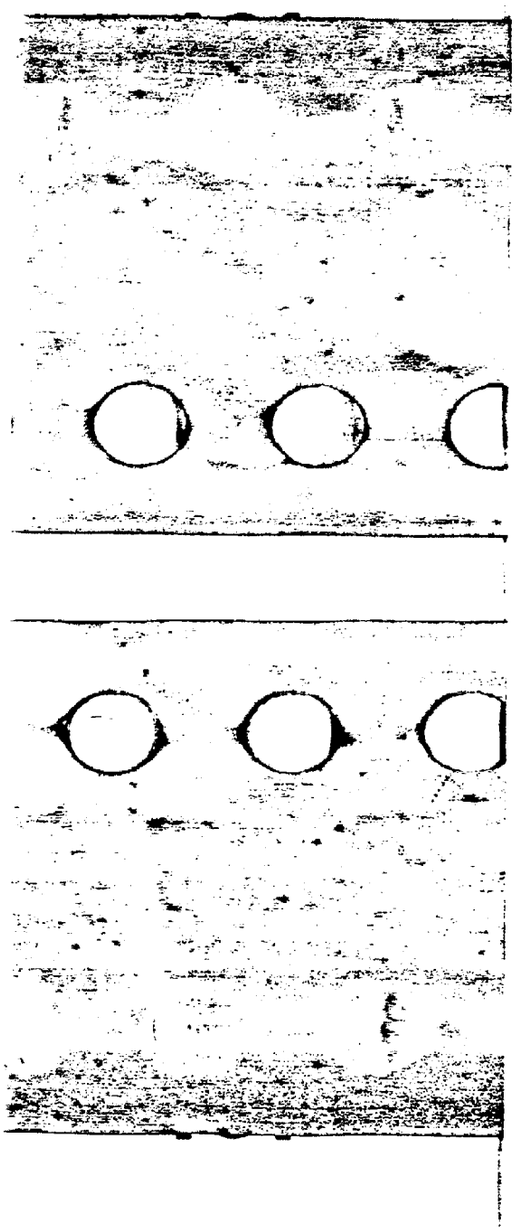
INCLUDED in the above-described Tracts, but EXCLUDED from this conveyance is the following described parcel conveyed to Perry Dale, Sr. and wife, Alberta G. Dale, by deed of record in Book 3818, page 587, Register's Office for Davidson County, Tennessee

> Land in Davidson County beginning at a point in the south margin of Alley 120, which pint is north 80° 44' west 152.15 feet from the intersection of the south line of Alley 120 and the west line of Eighth Avenue, South; thence with the west line of the alley proposed to be closed (which runs from Alley 120 to The Nashville, Chattanooga & St. Louis Railroad right-of-way) south 9° 16' west 125.2 feet to a point; thence south 80° 44' east to a point on said line which is 4 feet in a westerly direction from the east line of said alley to be closed; thence north 9° 16' east and parallel with said east line 125.2 feet to the south line of Alley 120; thence north 80° 44' west 8 feet to the point of beginning.

The foregoing Tracts I, II, III and IV being the same property conveyed to J. Grandstaff Dale by deed from Terry B. Martin, Trustee of the Rich Trust under Will of Amy Rich, deceased, Jeffrey Albert Kay and Terry B. Martin, Co-Trustees of the Trust under the Will of Celia Rich, deceased, Jeffrey Albert Kay and Terry B. martin, Co-Trustees of the Trust under the Will of Morrice Rich, deceased and Jeffrey Albert Kay and Terry B. Martin, Co-Trustees of the Trust under the Will of Carrie R. Rich, deceased, of record in Book 7284, page 220, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8373 PAGE 178

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 149959.25
~~CON TX 495.00~~
~~PRFEE 1.00~~
WDEED 15.00
TOTAL 511.00
CHECK 511.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION

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No. 430430