42

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR (SLW)
3305 West End Avenue
Nashville, Tennessee 37203

BOOK 10427 PG 458

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.:
JEM-REALTY, LLC 320 Park Place Tower Birmingham, AL 35203	New Owner	72-5-60

SUCCESSOR TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollar ($1.00), the receipt of which is hereby acknowledged, John M. Baird, Successor Trustee, hereinafter called "Grantor," acting as Successor Trustee, only, has this day bargained and sold, and does hereby transfer and convey unto JEM-REALTY, LLC, a Delaware limited liability company, hereinafter called "Grantee," Grantee's successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Tract 1:

BEING part of Lot No. 4 on the Plan of Subdivision of the land belonging to George Stull, deceased, and described as follows:

BEGINNING in the center of the L & N Railroad in the southerly margin of Trinity Lane, running thence with the southerly margin of said Lane westwardly 571.04 feet to a stake; thence in a southwesterly direction parallel with said railroad 975.0 feet, more or less, to a stake in line of Lot No. 5 in Stull Subdivision; thence eastwardly along the north line of said Lot No. 5, 568.27 feet to the center of said L & N Railroad; thence northeast along the center line of said Railroad 990.0 feet, more or less, to the beginning, containing 12 acres, more or less.

Tract 2:

BEING a strip or parcel of land near City of Nashville, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point 50.0 feet westwardly from and at right angles to the center line of main tract of the Louisville Division, formerly the Main Stem Second Division of the L & N Railroad, said point being 1275.5 feet, measured in a southerly direction along said center line of northbound main tract from Mile Post 182 from Louisville, Ky., and opposite Valuation Station 2239+50.5, said point also being in the south property line of the property of the Genesco Restricted Investments Pension Trust; thence extending in a westerly direction along said property line a distance of 55.0 feet, more or less, to a point, said point being 100.0 feet westwardly from and at right angles to the center line of said main tract; thence extending in a northerly direction 100.0 feet westwardly from and parallel to said center line of main tract a distance of 625.0 feet, more or less, to a point, said point being opposite Valuation Station 2233+30.5; thence at right angles in an easterly

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direction a distance of 50.0 feet to a point; said point being 50.0 feet westwardly from and at right angles from a point in said center line of main tract; thence extending in a southerly direction 50.0 feet westwardly from and parallel to said center line of main tract a distance of 620.0 feet, more or less, to the point of beginning, containing 0.72 acre, more or less.

LESS AND EXCEPT THE FOLLOWING land conveyed to Robert Jakes by Deed of record in Book 2965, page 270, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEING a part of Lot No. 4 on the Plan of Subdivision of the land belonging to George Stull, deceased. The property conveyed being a strip 5 feet wide along the west margin of said lot, described as follows:

BEGINNING at a point 20 feet south of a point in the southerly margin of Trinity Lane, 571.4 feet west of the center line of L & N Railroad; thence in a southwesterly direction parallel with said Railroad 955.0 feet, more or less, to a stake in the line of Lot No. 5 in Stull Subdivision; thence eastwardly along the north line of said Lot No. 5, 5.0 feet to a point; thence northeast and parallel with said Railroad 955.0 feet to a point; thence westwardly 5.0 feet to a point of beginning.

AND ALSO LESS AND EXCEPT THE FOLLOWING land conveyed to the State of Tennessee for highway purpose of record in Book 4120, page 695, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in Myers Truck and Caster Company's northeast corner; thence easterly, 85.5 feet with the south margin of Trinity Lane to a point; thence North 84° 32' 37" West, 86.0 feet to a point; thence northerly 3.0 feet with Myers Truck and Caster Company's boundary line to the point of beginning, containing 128 square feet, more or less.

Tract 3:

Easement as more particularly described in Book 1510, page 125.

This is improved property known as 940 East Trinity Lane, Nashville, Tennessee 37207.

This conveyance is made pursuant to the powers conferred upon Grantor by that Deed of Trust "Deed of Trust") executed November 24, 1997, by L. Farber Company, Inc. to Jon Fatsi, Trustee, appearing of record in Book 7412, page 265, Register's Office for Davidson County, Tennessee, with the Grantor having been appointed Successor Trustee by an instrument of record in Book 10395, page 576, said Register's Office. As set forth in that Notice of Foreclosure Sale, a copy of which is attached hereto as Exhibit "A," published pursuant to the Deed of Trust and applicable law in the Nashville Record on April 3, 1997, April 10, 1997 and April 17, 1997, default was made in the terms, conditions, provisions, and payments provided for in the Deed of Trust, and the sale at foreclosure of the above-described property was scheduled for Thursday, April 24, 1997, at 11:15 a.m. at the South door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee. At that time, the foreclosure sale was held and concluded as provided in the foreclosure notice, with the Grantee constituting the highest bidder at such sale.

TO HAVE AND TO HOLD the said Property with all appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors, heirs and assigns, forever. Grantor, solely in Grantor's fiduciary capacity as Successor Trustee, covenants and binds himself, his successors in trust and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever are claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 24th day of April, 1997.

"GRANTOR"

John M. Baird, Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jennifer R. Frey, a Notary Public for the state and county aforesaid, John M. Baird, Successor Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 1997.

Notary Public

My Commission Expires:

My Commission Expires NOV. 27, 1999

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STATE OF TENNESSEE

COUNTY OF DAVDISON

The actual consideration for this transfer is $400,000.00.

John M. Bard
Affiant

SUBSCRIBED and sworn to before me, this 24th day of April, 1997.

Jennifer R. Frey
Notary Public

My Commission Expires:

My Commission Expires NOV. 27, 1999

2987 04/24 0101 03CHECK 1509.0

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Exhibit "A"

BOOK 10427 PG 462

NOTICE OF FORECLOSURE SALE

Default having occurred under that Tennessee Deed of Trust (the "Deed of Trust") dated November 24, 1987, executed by L. Farber Company, Inc. ("Grantor"), to Jon T. Fatsi, Trustee, the Deed of Trust being of record in Book 7412, page 265, Register's Office for Davidson County, Tennessee; and by Assignment and Assumption of Deed of Trust and Appointment of Successor Trustee, Dennis Van Slyke was appointed Successor Trustee under the Deed of Trust, and Jemison Investment Co., Inc. became the beneficiary of the Deed of Trust; and John M. Baird, having been duly appointed as another Successor Trustee by instrument of record in Book 10395, page 576, said Register's Office;

NOW, THEREFORE, I, John M. Baird, as Successor Trustee and not otherwise, acting upon the demand of Jemison Investment Co., Inc., which is the lawful owner and holder of the indebtedness secured by the Deed of Trust, will, on

Thursday, April 24, 1997

at 11:15 a.m. (11:15 o'clock in the morning) at the South door of the Davidson County Courthouse in Nashville, Tennessee, sell to the highest bidder for cash, at public outcry, the real property (the "Property") in Davidson County, Tennessee, described as follows:

Tract 1:

BEING part of Lot No. 4 on the Plan of Subdivision of the land belonging to George Stull, deceased, and described as follows:

BEGINNING in the center of the L & N Railroad in the southerly margin of Trinity Lane, running thence with the southerly margin of said Lane westwardly 571.04 feet to a stake; thence in a southwesterly direction parallel with said railroad 975.0 feet, more or less, to a stake in line of Lot No. 5 in Stull Subdivision; thence eastwardly along the north line of said Lot No. 5, 568.27 feet to the center of said L & N Railroad; thence northeast along the center line of said Railroad 990.0 feet, more or less, to the beginning, containing 12 acres, more or less.

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BEGINNING at a point 50.0 feet westwardly from and at right angles to the center line of main tract of the Louisville Division, formerly the Main Stem Second Division of the L & N Railroad, said point being 1275.5 feet, measured in a southerly direction along said center line of northbound main tract from Mile Post 182 from Louisville, Ky., and opposite Valuation Station 2239+50.5, said point also being in the south property line of the property of the Genesco Restricted Investments Pension Trust; thence extending in a westerly direction along said property line a distance

of 55.0 feet, more or less, to a point, said point being 100.0 feet westwardly from and at right angles to the center line of said main tract; thence extending in a northerly direction 100.0 feet westwardly from and parallel to said center line of main tract a distance of 625.0 feet, more or less, to a point, said point being opposite Valuation Station 2233+30.5; thence at right angles in an easterly direction a distance of 50.0 feet to a point; said point being 50.0 feet westwardly from and at right angles from a point in said center line of main tract; thence extending in a southerly direction 50.0 feet westwardly from and parallel to said center line of main tract a distance of 620.0 feet, more or less, to the point of beginning, containing 0.72 acre, more or less.

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Tract 3:

Easement as more particularly described in Book 1510, page 125.

The street address of the Property is: 940 East Trinity Lane, Nashville, Tennessee 37207.

The map/parcel number of the Property is 72-5-60.

The Property sold pursuant to this Notice shall be sold "AS IS," and neither the Successor Trustee nor the beneficiary of the Deed of Trust, nor any agent or attorney therefor makes or shall make any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults under or the effect of this foreclosure sale upon the rights of any party under such a lease.

The sale of the Property shall be 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), riparian rights, and any redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other rights, matters, and encumbrances superior in right to the lien of the Deed of Trust.

The sale of the Property may be adjourned by the Successor Trustee and may be reset at a later time and/or date by announcement at the time and place of the originally advertised sale and without any further publication. The sale of the Property shall be conducted for cash (or credit upon the indebtedness secured by the Deed of Trust if the lawful owner and holder thereof is the successful purchaser) to be tendered upon the conclusion of the bidding; provided, however, that prior to the sale of the Property, the Successor Trustee, acting on his own behalf or by and through one or more agents or representatives, announce different or additional terms pursuant to which the sale of the Property shall be conducted.

This 31st day of March, 1997.

John M. Baird,
as Successor Trustee,
and not otherwise
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203
(615) 383-3345

WHITE & REASOR

By: Steven L. West
Steven L. West, Attorneys
for Successor Trustee

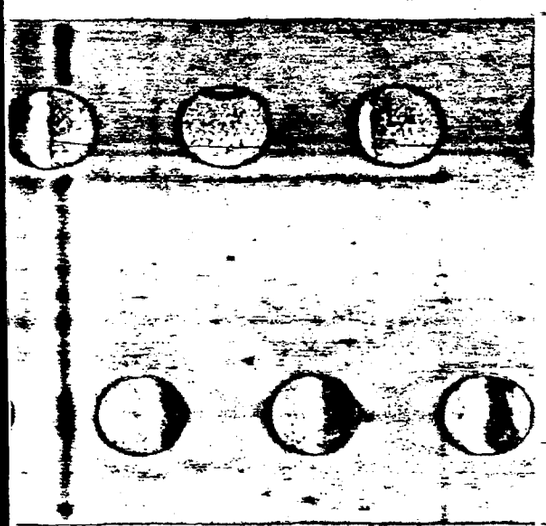
Insertion dates: April 3, 1997, April 10, 1997 and
April 17, 1997

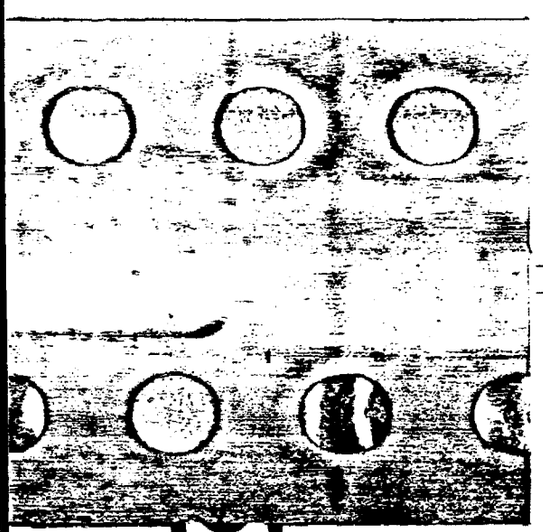
Newspaper for Publication: Nashville Record

0297563
IDENTIFICATION REFERENCE

97 APR 24 AM 11:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

C:\JEMISON\SUC_TRUS.NOT





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

RECEIVED OF _____

FOR _____ BOOK 10427 PG 465

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
				CAMT 400000.00
				CON TX 1480.00
				PRFEE 1.00
				WDEED 28.00
				TOTAL 1509.00
				CHECK 1509.00
04/24/97	01			11:54 0001 2987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297563
IDENTIF. # REFERENCE

97 APR 24 AM 11:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1143107