Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel No.:
Hotel Operations and Properties, Inc. 913 20th Ave. So. Nashville, Tennessee 37212	Fidelity Federal Savings & Loan Association 401 Union Street Nashville, Tennessee 37219	Map 92-16 Par 293

This Instrument Prepared By:
Dale L. Stegall
Harwell Barr Martin & Sloan
400 Home Federal Building
Nashville, Tennessee 37219

SUCCESSOR TRUSTEE'S DEED

BOOK 5725 PAGE 231

WHEREAS, by Deed of Trust dated September 7, 1977, of record in Book 5199, page 156, Register's Office for Davidson County, Tennessee, Robert Douglas Cabbage and wife, Barbara J. Cabbage and William J. Lay and wife, Jenetta A. Lay conveyed the property hereinafter described to Ronald L. Samuels, Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and First Tennessee Bank N.A. Nashville, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Dale L. Stegall, having been appointed Successor Trustee by instrument of record in Book 5634, page 305, said Register's Office, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on March 5, March 12 and March 19, 1981, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Dale L. Stegall, Successor Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on Wednesday, March 25, 1981 at 10:00 a.m. at the south door of the Court House in Davidson County, Tennessee; and

WHEREAS, at said sale, Hotel Operations and Properties, Inc., a Tennessee corporation, was the highest and best bidder, the amount of its bid being in the sum of Fifty-Five Thousand One Hundred ($55,100.00) Dollars cash, and First Tennessee Bank N.A. Nashville, being the holder of the indebtedness secured by said Deed of Trust and the beneficiary of said sale, and its entire indebtedness together with expenses of said sale being fully satisfied,

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Dale L. Stegall, Successor Trustee, have bargained and sold and by these presents do transfer and convey unto the said Hotel Operations and Properties, Inc., a Tennessee corporation, its successors and assigns, the following described property in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lots No. 195 and 196 on the Map of O. B. Hayes' Addition to Nashville, of record in Plan Book 1, page 81, of the Chancery Court at Nashville.

Said Lot No. 195 fronts 50 feet on the westerly side of 20th Avenue, South and runs back between lines 150 feet on the south line and 145 feet, more or less, on the north line to the easterly margin of any alley.

Said Lot No. 196 adjoins Lot No. 195 on the south and fronts 50 feet on the westerly side of 20th Avenue, South and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert Douglas Cabbage and William J. Lay, by deed from Thomas L. Bush and wife, Genevieve G. Bush, of record in Book 5177, page 857, Register's Office for Davidson County, Tennessee.

6870 03/25 14

Subsequently conveyed by Robert Douglas Cabbage and William J. Lay to Steven K. Bauer by Installment Deed of record in Book 5396, page 646, said Register's Office, and thence conveyed by Steven K. Bauer to Close Quarters, Ltd., a limited partnership, by Deed of record in Book 5547, page 207, said Register's Office.

This conveyance is made subject to:

1. 1981 Metropolitan Nashville and Davidson County, Tennessee property taxes.

2. Deed of Trust executed by Robert Douglas Cabbage and wife, Barbara J. Cabbage and William J. Lay and wife, Jenetta A. Lay to Vaden Lackey, Jr., Trustee, of record in Book 5372, page 313, said Register's Office, to secure a Note dated December 4, 1978 in the original principal sum of $170,000 payable to Fidelity Federal Savings and Loan Association of Nashville.

TO HAVE AND TO HOLD said land, together with all the appurtenances, estate, title and interest thereto belonging to the said Hotel Operations and Properties, Inc., its successors and assigns, forever.

I, Dale L. Stegall, Successor Trustee under the said Deed of Trust of record in Book 5199, page 156, Register's Office for Davidson County, and pursuant to Appointment of Successor Trustee of record in Book 5674, page 305, said Register's Office, do hereby transfer, assign and convey unto the said Hotel Operations and Properties, Inc., its successors and assigns, all of the right, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a manner as I as Trustee under said Deed of Trust can or should do but no further or otherwise.

IN WITNESS WHEREOF, the said Dale L. Stegall, Successor Trustee, has hereunto set his hand this 25th day of March, 1981.

DALE L. STEGALL, Successor Trustee

3471 2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Dale L. Stegall, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee this 25 day of March, 1981.

Notary Public

My commission expires: 1-15-83

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,100.00.

Affiant

Sworn to and subscribed before me this 27 day of March, 1981.

Notary Public

My commission expires: 1-15-83

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

RECEIVED OF _____

FOR _____

BOOK 5725 PAGE 233

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
			55100.00- CO	
			143.26 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 149.76-	
6870A03/25/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G34712

IDENTIF. REFERENCE

MAR 25 2 35 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 813501