NEW OWNER AND SEND
TAX BILLS TO:
Advantage Companies, Inc.
Suite 1200
Fidelity Federal Bldg.
Nashv., Tn. 37219

This Instrument Prepared By:
Levine & Brewer
210 Third Avenue, North
Nashville, Tennessee 37201
Phone: 244-4944

TRUSTEE'S DEED

BOOK 5935 PAGE 976

WHEREAS, by Deed of Trust dated December 1, 1978, of record in Mortgage Book 5379, Page 242, Register's Office for Davidson County, Tennessee, Oliphant Enterprises, Inc., did convey in trust to William P. Johnston, Trustee, the property located at 400 Main Street, Nashville, Tennessee, 37206, hereinafter described, to secure payment of a certain promissory note of even date, in the principal amount of $40,000.00, which note and indebtedness has increased at this time to the total sum of $ 486,140.75 , plus attorneys fees, said sums representing interest, further renewals, extensions, and modifications of the original principal amount; and,

WHEREAS, the owner and holder of the Deed of Trust has appointed Kent E. Krause as his substitute Trustee under said Deed of Trust by instrument dated the 19th day of August, 1982, and of record in Book 5926, Page 878, Register's Office, Davidson County, Tennessee, to which reference is hereby made; and

WHEREAS, default having occurred in the payment of said note, and in accordance with the terms of said note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing, and,

WHEREAS, the owner and holder of the said indebtedness directed the said Kent E. Krause, Trustee, to sell the said property described in the Deed of Trust and in accordance with the terms thereof, and pursuant to said direction, Kent E. Krause, Trustee, did advertise the said property for sale as provided in said Deed of Trust, and the said property was advertised to be sold at 12:00 Ncon at the front door of the Davidson County Courthouse in Davidson County, Tennessee, on the 10th day of September, 1982, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the said advertisement

of sale having been duly published in the Tennessean, a newspaper of general circulation in Nashville, Davidson County, Tennessee, on August 21, 28, and September 4, 1982; and,

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, ADVANTAGE COMPANIES, INC., SUITE 1200 FIDELITY FEDERAL BUILDING, NASHVILLE, TN, was the highest and best bidder in the sum of $ 41,000.00.

NOW, THEREFORE, the undersigned, Kent E. Krause, Trustee, pursuant to the bid of ADVANTAGE COMPANIES, INC., acknowledges receipt of the sum of $ 41,000.00, which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto ADVANTAGE COMPANIES, INC., his heirs and representatives, the following described real estate in Davidson County, Tennessee:

Being part of Lot Nos. 36 thru 44, both inclusive, and all of Lot No. 45, and part of North Fourth Street, as closed by Bill No. 69-829 of the Metropolitan Council of Nashville and Davidson County, Tennessee, a part of Alley No. 254, and Howerton Street closed by Bill No. 64-257 of said Council, on the Plan of John Shelby's 1st Addition to Edgefield, as of record in Book 12, pages 524 and 525, Register's Office for said County, part of Lot No. 107, all of Lots 108 thru 113 both inclusive, and part of Lot 114, and part of Oldham Street closed by Bill No. 65-257 and 69-829; and Alley No. 255, closed by Bill No. 69-829 of Council above mentioned, on the Plan of John Shelby's 1st Addition to Edgefield in Plan Book 1, pages 7 and 11, Chancery Court, part of Lot 64 and 70, and part of Lonely Street closed by Bill No. 64-257 above mentioned on the Map of W.M. Wetmore's St. Albans Plan of record in Book 21, page 37, said Register's Office; and parts of Lot 23 on the Map of M.W. Wetmore's Plan of record in Book 8, pages 173 and 174, said Register's Office, and described together according to a survey made by Barge, Waggoner & Sumner, Engineers, February 16, 1967, revised April 5, 1971, as follows: Beginning at an iron pin the coordinates of which are Y-649,925.2 and X-1,773,400.0 Tennessee State Grid Systems, being a northeasterly corner of the land herein conveyed in the westerly right-of-way of Ellington Parkway; thence with the westerly right-of-way of Ellington Parkway as follows: South 44° 36' 40" West, 6.65 feet to a concrete monument; thence around a curve to the left having a radius of 595.33 feet a distance of 207.32 feet to a concrete monument; thence around a curve to the left having a radius of 329.61 feet a distance of 503.89 feet to a concrete monument; thence South 62° 06' East,

262.53 feet to a concrete monument; thence around a curve to the right having a radius of 125 feet a distance of 260.27 feet to a concrete monument; thence South 61° 20' West, 115.06 feet to an iron pin; thence South 65° 07' West, 42 feet to an iron pin in the easterly right-of-way line of Interstate Highway 65, also being in the westerly margin of North Fourth Street, as closed; thence with the easterly boundary line of said highway as follows:

North 24° 53' West, 404.78 feet to a concrete monument; thence South 64° 56' West, 80 feet to a concrete monument; thence North 70° 42' West, 67.49 feet to a concrete monument; thence South 67°08', West, 148.73 feet to a concrete monument; thence North 32°35' West, 460.77 feet to a concrete monument; thence North 67° 50' West, 25.34 feet to an iron pin set in the easterly margin of closed Meridian Street; thence with said margin of closed Meridian Street, North 0° 52' West, 21.23 feet to an iron pin; thence North 60° 37' East, 629.31 feet to a concrete monument; thence South 83° 36' East, 59.82 feet to the point of beginning.

Being the same property conveyed to Oliphant Enterprises, Inc., a Tennessee corporation by deed from Henry Hudson, of record in Book 5379, Page 106, Register's Office for Davidson County, Tennessee.

This sale is made subject to all restrictive convenants, easements, set-back lines and unpaid taxes, and further subject to a Deed of Trust in Book 4760, Page 442, as amended in Book 4773, Page 906 and in Book 5165, Page 581, and assigned in Book 4775, Page 538 and further assigned in Book 4781, Page 769, Register's Office Davidson County, Tennessee, to secure payment of the principal amount of Nine Hundred Seventy-five Thousand ($975,000.00) Dollars, including any additional loans under said instrument, and further subject to a Deed of Trust of record in Book 5123, Page 570, re-recorded in Book 5152, Page 553, as amended in Book 5152, Page 548, Register's Office, Davidson County, Tennessee, to secure payment of the principal amount of Three Hundred Forty Six Thousand Six Hundred Three and 07/100 ($346,603.07) Dollars, including any additional loans under said instruments.

This sale is for the purpose of paying the indebtness secured by the Deed of Trust securing payment to Highland Inns Corporation, now Advantage Companies, Inc., only according to the terms and provisions thereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ADVANTAGE COMPANIES, INC., his heirs and representatives, forever; and Kent E. Krause, Trustee, does hereby transfer, assign, and set over unto ADVANTAGE COMPANIES, INC, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant title as fully as he, as Trustee, is authorized so to do, but no further or otherwise.

OFFICIAL RECEIPT

BOOK 5935 PAGE 979

IN WITNESS WHEREOF, the said Kent E. Krause, Trustee, has executed this instrument on this 10 day of September, 1982.

KENT E. KRAUSE, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Bryan Brooks, a Notary Public in and for said State and County, the within named Kent E. Krause, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

W. Bryan Brooks
NOTARY PUBLIC 9-10-82

My Commission Expires:
10-21-84

I, Kent E. Krause, Trustee, make oath that the amount of consideration and bid price paid for this property at the foreclosure sale was the sum of $41,000.00.

This 10 day of September, 1982.

KENT E. KRAUSE, TRUSTEE

Sworn to and subscribed before me on this 10th day of September, 1982.

W. Bryan Brooks
NOTARY PUBLIC

My Commission Expires:
10-21-84

RUSH

H 0 7 9 8 2

IDENTIF. REFERENCE

SEP 10 3 25 PM '82

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 5935 PAGE 980

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
			41000.00- CO	
			106.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 119.10-	
			8193A09/10/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 7 9 8 2

IDENTIF. T REFERENCE

SEP 10 3 25 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 924389