BOOK 7003 PAGE 93

ADDRESS OF NEW OWNER:

Second Avenue Associates
c/o P. D. Grissom
P.O. Drawer A
McMinnville, TN 37110

SEND TAX BILLS TO:

Same

MAP # 93-6-4

PARCEL # 76

THIS INSTRUMENT WAS PREPARED BY:

COSNER & WALDSCHMIDT, 20th Floor, First American Center
Nashville, TN 37238

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE

IN THE MATTER OF:	)	
	)	
LOWER SECOND AVENUE-RETAIL, LTD.,	)	CASE NO. 385-03240
	)	
LOWER SECOND AVENUE-OFFICE, LTD.,	)	CASE NO. 385-03241
	)	
Debtor	)	

TRUSTEE'S DEED

For and in consideration of the sum of Three Hundred Ten Thousand Dollars ($310,000), receipt of which is hereby acknowledged, I, ROBERT H. WALDSCHMIDT, Trustee in Bankruptcy for LOWER SECOND AVENUE-RETAIL, LTD., and LOWER SECOND AVENUE-OFFICE, LTD., do hereby bargain, sell, and convey to SECOND AVENUE ASSOCIATES, the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of the Upper Ferry Property, as a record in Book "R", pages 420 and 421, Register's Office for Davidson County, Tennessee. Being Lots Nos. 1 and 2 on the Plan of McNairy's Subdivision of part of said Lot No. 5 of the Upper Ferry Property, not of record, described as follows:

Beginning at the southeast corner of Second Avenue South, formerly Market Street and Sparkman, formerly Wharf Street; thence with the easterly margin of Second Avenue South, southwardly 51 feet and 3 inches to the corner of Lots Nos. 2 and 3 on said McNairy's Subdivision; thence with the line between said two lots, eastwardly 100 feet to the westerly margin of an alley; thence with said alley, northwardly 51 feet 3 inches to the southerly margin of Sparkman Street; thence with said Street westwardly 100 feet to the beginning.

Being the same property conveyed in part to Lower 2nd Avenue-Retail, Ltd. by deed of record in Deed Book 6575, Page 677, Register's Office for Davidson County, Tennessee; and in part to Lower 2nd Avenue-Office, Ltd. by deed of record in Deed Book 6575, Page 680, Register's Office for Davidson County, Tennessee.

Together with the appurtenances and all the estate which the aforesaid LOWER SECOND AVENUE-RETAIL, LTD., and LOWER SECOND AVENUE-OFFICE, LTD. had at the time of the filing of their

petitions in bankruptcy in the Middle District of Tennessee, Bankruptcy Case No. 385-03240 and 385-03241, and all the estate therein which ROBERT H. WALDSCHMIDT, Trustee, has or has power to convey or dispose of as such Trustee, but no further or otherwise.

IN WITNESS WHEREOF, I, ROBERT H. WALDSCHMIDT, have set my hand on the 2nd day of October, 1986.

R+H. Waldschmidt
ROBERT H. WALDSCHMIDT, Trustee

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT H. WALDSCHMIDT, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 2nd day of October, 1986.

Lori L. Hall
Notary Public

My Commission Expires:
September 11, 1990

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $310,000.

R+H. Waldschmidt
ROBERT H. WALDSCHMIDT, Trustee

Sworn to and subscribed before me
on this 2nd day of October, 1986.

Lori L. Hall
Notary Public

My Commission Expires:
September 11, 1990

IDENTIFICATION REFERENCE
5 0 4 3 9

OCT 7 3 28 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

310[illegible].00- CAMT.
860.00 STAX
.50 PRFE[illegible]
6.00 MDED
CHECK 874.50-
1464A10/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50439

IDENTIFICATION REFERENCE

Oct 7 3 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 304054