SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
NASHVILLE CITY BANK & TRUST CO C/O SPECIAL ASSETS 315 UNION ST. NASHVILLE TN 37201	OWNER	93-06-2 PAR 075

This instrument prepared by: Boult, Cummings, Conners & Berry (klh)
P.O. Box 198062, Nashville, Tennessee 37219

WHEREAS, DeMoss-Pilcher Limited Partnership, a Tennessee Limited Partnership with Quinn-L Corporation, a Louisiana corporation as its general partner, by Deed of Trust (the "Deed of Trust") dated October 6, 1983, transferred and conveyed to John B. Hardcastle, Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 6152, page 473, Register's Office for Davidson County, Tennessee); and

WHEREAS, the United States Bankruptcy Court for the Western District of Louisiana, Shreveport, Division, Case No. 586-0291, granted Nashville City Bank and Trust Co. relief from the automatic stay permitting foreclosure of the Property, said order of record in Book 7016, page 794, said Register's Office; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 6702, page 84, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder ~~and owner~~ of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions, all of which are expressly waived in the Deed of Trust, at twelve-fifteen in the afternoon (12:15 p.m.), November 21, 1986, at the main (south) door of the Davidson County Courthouse, Nashville, Tennessee, when and where NASHVILLE CITY BANK & TRUST CO ("Grantee"), became the last and highest bidder for cash at the price of TWO MILLION EIGHT HUNDRED EIGHTY-NINE THOUSAND ($2,889,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, John E. Murdock, III, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

John E. Murdock, III, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Easement of record in Book 6039, page 431, Register's Office, Davidson County, Tennessee.

3. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 21st day of November, 1986.

John E. Murdock, III, as Successor Trustee, and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William L. Norton, III, a Notary Public in and for said County and State, the within named John E. Murdock, III, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1986.

William L. Norton, III
Notary Public
My Commission Expires: 1-14-88

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 2,889,000.00.

NASHVILLE CITY BANK & TRUST CO.

AFFIANT

Subscribed and sworn to before me this 21st day of November, 1986.

William L. Norton, III
Notary Public

My Commission Expires: 1-14-88

EXHIBIT "A"

The property consists of the following described Davidson County, Tennessee land and building located in the Market Street (Second Avenue) Historic District:

Pilcher Building, 144 Second Avenue North, Nashville, Tennessee, legally described as: Being a part of Lot Number 14 on the plan of the original town of Nashville, not of record, being more particularly described as follows:
Beginning at a point on the easterly margin of Second Avenue North said point being 453.61 feet from the northerly margin of Broad Street and being the northwesterly corner of the H. G. Lipscomb & Co. property, the deed for which is of record in Book 871, page 269, Register's Office of Davidson County, Tennessee; thence with the easterly margin of Second Avenue North, North 26 degrees 42 minutes, 44 seconds West a distance of 42.00 feet to the southwesterly corner of the 152 Market Street Assoc. property the deed for which is of record in Book 5692, page 716, Register's Office of Davidson County, Tennessee; thence within a common wall and with the southerly line of 152 Market Street Assoc. property North 61 degrees, 57 minutes, 44 seconds, East a distance of 210.25 feet to the westerly margin of First Avenue North; thence with the Westerly margin of First Avenue North, South 27 degrees, 00 minutes, 20 seconds East a distance of 41.26 feet to the northeasterly corner of the H. G. Lipscomb & Co. property; thence with the center of a common wall and with the northerly margin of the H. G. Lipscomb & Co. property South 61 degrees, 45 minutes, 46 seconds West a distance of 210.49 feet to the point of beginning.

Being the same property conveyed to DeMoss-Pilcher Limited Partnership by deed from The Cumberland Group, et al, of record in Book 5937, page 231, Register's Office for said County.

65917
IDENTIFICATION REFERENCE
Nov 21 2 04 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 _____

BOOK 7047 PAGE 472

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
		2,839,000.00 CONV.		
			8009.20 STAX	
			.50 MTGE	
			9.00 MTG T	
			CHK # 8703.70-	
			901 11/21/86 CAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65917

IDENTIFICATION REFERENCE

Nov 21 2 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14904