BOX 1B

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JHB,III)
2700 First American Center
Nashville, TN 37238

SUCCESSOR TRUSTEE'S DEED BOOK 7340 PAGE 755

Address New Owner As Follows:	Send Tax Bills To:	Map and Parcel Nos.
FIRST AMERICAN NATIONAL BANK OF NASHVILLE First American Center Nashville, TN 37237	SAME	93-6-2 Par 74 Ja

WHEREAS, by Deed of Trust dated December 1, 1984, of record in Book 6459, page 691, Register's Office for Davidson County, Tennessee, Nashville Second Avenue Partners 1984 Limited Partnership conveyed to C. Douglas Vibert, Trustee, to secure the indebtedness described in the Deed of Trust, certain real property described on Exhibit A attached hereto (the "Property"); and

WHEREAS, First American National Bank of Nashville, a national banking association, is the lawful owner and holder of the indebtedness decribed in the Deed of Trust; and

WHEREAS, First American National Bank of Nashville, the lawful holder of the aforesaid indebtedness, has removed the said C. Douglas Vibert as Trustee in the Deed of Trust and has nominated and appointed Kenneth H. Maloy of Nashville, Tennessee, as Successor Trustee, by Appointment of Successor Trustee of record in Book 7250, page 991, Register's Office for Davidson County, Tennessee, and said Kenneth H. Maloy is vested with title to the Property for all the purposes of the Deed of Trust and is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the Deed of Trust constitutes the first mortgage lien against the Property; and

WHEREAS, default was made in the payment of the indebtedness described and in the performance of the other covenants and agreements contained in the Deed of Trust, First American National Bank of Nashville, the lawful owner and holder of said indebtedness, did request the undersigned Kenneth H. Maloy, Successor Trustee, to exercise the power of sale conferred by the Deed of Trust; and

WHEREAS, the undersigned Kenneth H. Maloy, Successor Trustee, 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 (3) consecutive weeks, with the insertion of said advertisement appearing in the issues of said newspaper on August 6, 13 and 20, 1987, respectively; and

WHEREAS, pursuant to said notices, the undersigned Kenneth H. Maloy, Successor Trustee, by virtue of the provisions of the Deed of Trust, did offer the Property for sale at public outcry to the highest and best bidder for cash in hand free from the right and equity of redemption, homestead, dower and all other exemptions on Monday, August 31, 1987, at 12:00 A.M., at the front (South) door of the Metropolitan Courthouse in Nashville, Tennessee; and

WHEREAS, at said sale, First American National Bank of Nashville made a bid for the purchase of the Property, which was the highest, best and last bid made, the amount of said bid being in the sum of Four Million Nine Hundred Twenty-Three Thousand One Hundred Twenty-Three Dollars ($4,923,123) which has been credited to the indebtedness secured by the Deed of Trust, and other good and valuable consideration, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises, I, Kenneth H. Maloy, Successor Trustee, by virtue of the authority granted to me in the Deed of Trust, have bargained and sold and by these presents do transfer and convey to First American National Bank of Nashville, its successors and assigns, the real property situated in Davidson County, Tennessee, and described on Exhibit A attached hereto.

This conveyance is made expressly subject to any and all unpaid real property taxes, which are assumed by grantee hereunder.

TO HAVE AND TO HOLD said property, together with all the appurtenances, estate, title and interest thereto belonging to First American National Bank of Nashville, its successors and assigns, all the right, title and interest in and to the Property vested in the said Kenneth H. Maloy, Successor Trustee, and which he has a right to transfer, in as full and ample manner under the Deed of Trust as he can and should do, and he hereby assigns all covenants of warranty contained in the Deed of Trust, but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Kenneth H. Maloy, as Successor Trustee, has hereunto set his hand on the 31st day of August, 1987.

Kenneth H. Maloy, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Lois Helms Bruce, a Notary Public, Kenneth H. Maloy, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of August, 1987.

Lois Helms Bruce
Notary Public

My Commission Expires:
3/8/89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $4,923,123.

Affiant

Sworn to and subscribed before me this 31st day of August, 1987.

Lois Helms Bruce
Notary Public

My Commission Expires: 3/8/89

EXHIBIT A

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the west by Second Avenue, North, on the east by First Avenue, North, and located generally south of Church Street, more particularly described as follows:

Beginning at a point in the easterly margin of Second Avenue, North, 457.4 feet from the southerly margin of Church Street;

Thence, along a common line with the Third National Bank Building, et. al., Trustee Property, the deed for which is of record in Book 5503, page 344, Register's Office for Davidson County, Tennessee, N 62°12' E. 209.15 feet to First Avenue, North;

Thence, with said Avenue, S 27°02' E. 84.80 feet;

Thence, along a common line with the Landmark Contracting Inc., et. al., Property, the deed for which is of record in Book 5796, page 521, Register's Office for Davidson County, Tennessee, S 62°21' W. 209.16 feet to Second Avenue, North;

Thence, N 27°01' W. 84.27 feet to the point of beginning, containing 0.406 acre, more or less, and being known as 148-152, Second Avenue North, Nashville, Tennessee.

Being the same property conveyed to Nashville Second Avenue Partners 1984 Limited Partnership by deed from Quinn-L Corporation, of record in Book 6459, page 687, Register's Office for Davidson County, Tennessee.

6 1 1 8.2

IDENTIFI REFFERENCE

SEP 1 10 20 AM '87

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7340 PAGE 758

CO - CONVEYANCE		CC - CERTIFIED COPY		MISC - MISCELLANEOUS	
MO - MORTGAGE		REL - RELEASE		CO TAX - STATE TAX CONVEY	
WD - WARRANTY DEED		UCC - UNIFORM COMMERCIAL CODE		MO TAX - STATE TAX MORT	
TD - TRUST DEED				PRFEE - PROBATE FEE	
DATE	SYMBOL	VALUATION	TAX AND FEES		TOTAL

CONV. 4,923,123.00

13786.68 C TAX
.50 PRFEE
9.00 WDEED
CHECK 13794.18-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

6 1 1 1 8 2

IDENTIFICATION REFERENCE

SEP 1 10 25 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 11681