FILE BOX 23

(7)

BOOK 7656 PAGE 730

Address New Owner: Harding University, Inc. & Group 4/Construction Project P. O. Box 9401 STATION A Searcy, Arkansas 72143

Send tax bills to: Same

Map/Parcel Map 106 P/O Par 301

[illegible] 01 03CHECK 42.50

TRUSTEE'S DEED

WHEREAS, a Deed of Trust to secure a promissory note therein described was executed by California-Texas Properties, Inc. to Tom G. Coleman, Jr., Trustee, and recorded in Book 6768, page 737, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said note and the owner and holder of said note instructed Tom G. Coleman, Jr., Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, the said Tom G. Coleman, Jr., Trustee, did advertise in accordance with the provisions of said deed of trust, giving notice of intent to sell said property at the South door of the Courthouse in Nashville, Tennessee, on September 19, 1988, at 12:00 Noon; and

WHEREAS, at the time and place named in said advertisement the said Tom G. Coleman, Jr., Trustee, offered the property hereinafter described for sale to the highest bidder and the highest and best bid received was that of Harding University, Inc., a 91.75% interest; and Group 4/Construction Project Services, Inc., an 8.25% interest, as tenants in common. Said purchase was for $10,000.00, cash subject to Deed of Trust in Book 7151, Page 181, said Register's Office.

NOW, THEREFORE, Tom G. Coleman, Jr., Trustee, in pursuance of the power and authority vested in me by said instrument and in consideration of the sum bid, I, Tom G. Coleman, Jr., Trustee, therefore, sell, transfer, and convey unto the said purchasers, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Attached Exhibit "A".
P.U.D. Tract 7

TO HAVE AND TO HOLD, said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said pruchasers, their heirs and assigns. This conveyance is made pursuant to the powers vested in me as Trustee and I assign the benefit of all warranties vested in me by said deed, but not otherwise.

WHEREFORE, this Trustee's Deed has been executed at Nashville, Tennessee, this 19th day of September, 1988.

Tom G. Coleman Jr. Trustee

TOM G. COLEMAN, JR., TRUSTEE

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Tom G. Coleman, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19TH day of SEPTEMBER, 1988.

David Coleman

NOTARY PUBLIC

My commission expires: 5/13/89.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Tom G. Coleman Jr.

AFFIANT

Subscribed and sworn to before me this 19TH day of SEPTEMBER, 1988.

David Coleman

NOTARY PUBLIC

My commission expires: 5/13/89.

PREPARED BY:
DAVID COLEMAN, ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

BOOK 7656 PAGE 732 EXHIBIT "A"

PROPERTY DESCRIPTIONS - P.U.D. TRACTS
HICKORY HIGHLANDS

BOOK 6768 PAGE 742

P.U.D. TRACT NO. 7

BEING A PARCEL OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE AND BEING RESERVE PARCEL "A" AS SHOWN ON THE PLAN OF BELLWOOD TRACE AS OF RECORD IN BOOK 6250, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING PART OF TRACT 11 OF HICKORY HIGHLANDS AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PERFORMED BY MORROW & ASSOCIATES, INC. AND DATED JAN 14, 1986:

BEGINNING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF BELL ROAD, SAID POINT BEING THE NORTHWEST CORNER OF RESERVE PARCEL "A" AND BEING A CORNER COMMON WITH LOT No. 1, BELLWOOD TRACE; THENCE WITH LOT No. 1 THE FOLLOWING BEARINGS AND DISTANCES;
THENCE SOUTH 50 DEG 55 MIN 29 SEC EAST, 662.15 FEET TO A POINT;
THENCE SOUTH 19 DEG 04 MIN 03 SEC WEST, 250.00 FEET TO A POINT, A CORNER COMMON WITH P.U.D. TRACT 8;

THENCE WITH P.U.D. TRACT 8, SOUTH 63 DEG 09 MIN 12 SEC WEST, 170.70 FEET TO A POINT;
THENCE NORTH 74 DEG 48 MIN 28 SEC WEST, 610.00 FEET TO A POINT, A CORNER COMMON WITH P.U.D. TRACT 8 IN THE EAST RIGHT-OF-WAY LINE OF BELL ROAD;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF BELL ROAD THE FOLLOWING BEARINGS AND DISTANCES;
ON A CURVE TO THE RIGHT, THE CENTRAL ANGLE OF WHICH IS 19 DEG 20 MIN 54 SEC, THE RADIUS OF WHICH IS 1367.39 FEET, THE CHORD OF WHICH IS NORTH 24 DEG 51 MIN 59 SEC EAST, 459.57 FEET, ALONG THE CURVE DISTANCE OF 461.76 FEET TO A POINT;
THENCE NORTH 55 DEG 27 MIN 34 SEC WEST, 5.00 FEET TO A POINT;
THENCE ON A CURVE TO THE RIGHT, THE CENTRAL ANGLE OF WHICH IS 06 DEG 07 MIN 37 SEC, THE RADIUS OF WHICH IS 1372.39 FEET, THE CHORD OF WHICH IS NORTH 37 DEG 36 MIN 15 SEC EAST, 146.69 FEET, ALONG THE CURVE DISTANCE OF 146.76 FEET TO A POINT;
THENCE NORTH 40 DEG 40 MIN 00 SEC EAST, 46.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.10 ACRES, MORE OR LESS.

Being part of the same property conveyed to California Texas Properties, Inc. by deed from Harding University, Inc. in Book 6768, Page 661, Register's Office for Davidson County, Tennessee.

6911.2

IDENTIFICATION REFERENCE

SEP 20 2 36 PM '88

REGISTER'S OFFICE

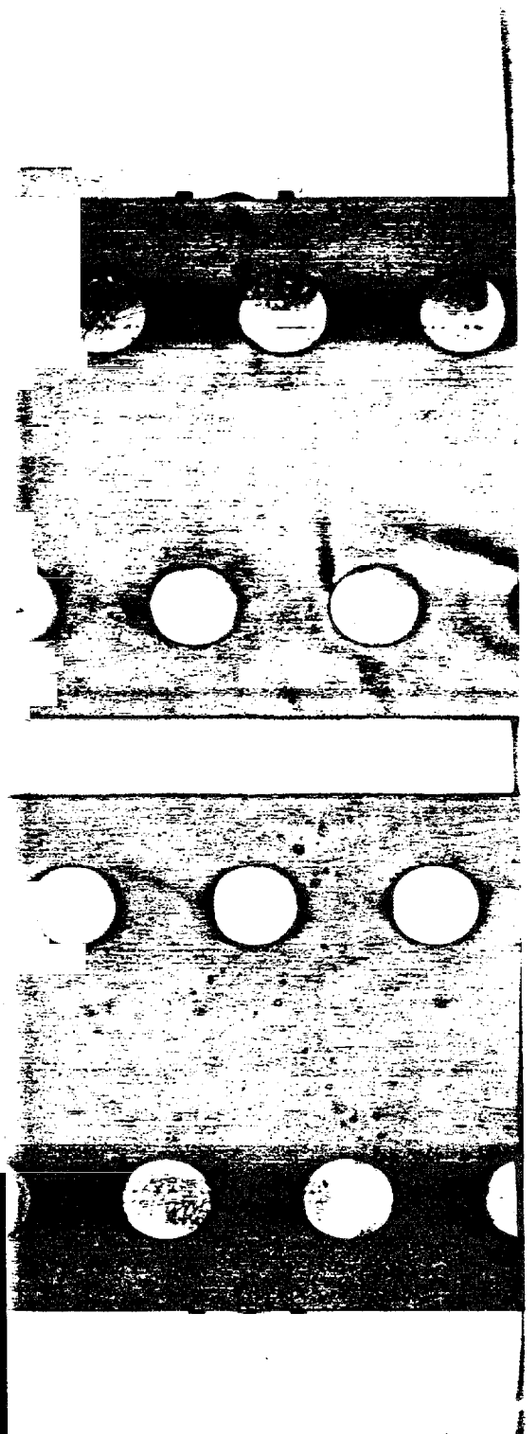
JAN 14, 1986

IDENTIFICATION REFERENCE

JAN 23 2 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7110.9



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7656 PAGE 733

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~CAMT~~	~~10000.00~~
~~CON TX~~	~~33.00~~
PRFEE	0.50
MDEED	9.00
TOTAL	42.50
CHECK	42.50

09/20/88 01 14:38 0001 8859

6911.2

IDENTIFICATION REFERENCE

SEP 20 2 36 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 135856

ARNOLD CORP