Box 41

BOOK 7669 PAGE 916

3916 10/04 0101 03CHECK 19815.50

This instrument prepared by:
William B. Drescher
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for Payment of Real Property Taxes:	Map Parcel No.:
P. O. Box 650096 Dallas, Texas 75265	The Lomas & Nettleton Company P. O. Box 650096 Dallas, Texas 75265	Part of 95-0-106 Field Book #3DZ 75452

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 19th day of August, 1988 by and between William B. Drescher, Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and The Lomas & Nettleton Company.

WHEREAS, by Deed of Trust (With Security Agreement and Assignment of Rents and Leases) dated the 26th day of June, 1986, of record in Book 6899, page 301, Register's Office for Davidson County, Tennessee, MBR Perimeter Place, Ltd, a Tennessee limited partnership, conveyed to Thomas P. Kanaday, Jr., Trustee, the hereinafter described real estate, to secure payment to The Lomas & Nettleton Company of a Note dated June 26, 1986, in the original principal amount of Seven Million Nine Hundred Fifty Thousand Dollars ($7,950,000); and

WHEREAS, William B. Drescher was appointed to serve as Substitute Trustee in the place and stead of Wayne R. Tate, Successor Trustee to Thomas P. Kanaday, Jr. in accordance with the terms of said Deed of Trust by an instrument of record in Book 7543, page 965, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in The Nashville Record that the property would be sold at 12:00 o'clock noon on Friday, August 12, 1988, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on July 21, July 28 and August 4, 1988; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to The Lomas & Nettleton Company, at the price of Six Million Dollars ($6,000,000), this being the highest, last and best bid.

NOW, THEREFORE, I, William B. Drescher, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Six Million Dollars ($6,000,000), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto The Lomas & Nettleton Company, its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, lying south of Perimeter Place Drive and being more fully described as follows:
>
> Beginning at an iron pin set on the south right-of-way line of Perimeter Place Drive that is 634.61 feet from the southwest end of the southeast return curve at the intersection of Royal Parkway (formerly Elspeth Drive) and Perimeter Place Drive as measured along said right-of-way line; thence,
>
> 1. Leaving said right-of-way line with a new line across the property of which this is a part, S 0° 27' 27" W 49.36 feet to an iron pin set; thence,

2. S 36° 50' 09" E 369.21 feet to an iron pin set; thence,

3. S 53° 09' 51" W 40.00 feet to an iron pin set; thence,

4. S 36° 50' 09" E 53.00 feet to an iron pin set; thence,

5. S 53° 09' 51" W 192.87 feet to an iron pin set; thence,

6. S 36° 50' 09" E 41.29 feet to an iron pin set in a north line of Air Corporate Associates, Ltd., as recorded in Deed Book 6009, Page 789, R.O.D.C., Tennessee; thence,

7. With said line, S 42° 21' 22" W 41.17 feet to an existing iron pin; thence,

8. S 29° 01' 00" W 146.37 feet to an existing iron pin; thence,

9. S 63° 04' 10" W 280.41 feet to an existing iron pin; thence,

10. N 36° 50' 09" W 644.77 feet to an existing iron pin on the south right-of-way line of Perimeter Place Drive; thence,

11. Northeastwardly with said right-of-way line and a 299.15-foot radius curve to the right 261.06 feet to an existing concrete monument. Said curve has a chord bearing and distance of N 32° 42' 27" E 252.855 feet; thence,

12. N. 57° 42' 27" E 115.00 feet to an existing concrete monument; thence,

13. With a 395.40-foot radius curve to the right 226.01 feet to an existing iron pin in concrete. Said curve has a chord bearing and distance of N 74° 04' 57" E 222.944 feet; thence,

14. S 89° 32' 33" E 200.00 feet to the point of beginning and containing 10.70 acres, more or less.

Being a portion of the same property conveyed to MBR Perimeter Place, Ltd. by Quitclaim Deed of record in Book 6633, page 443, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of the equity of redemption and all other rights of redemption, statutory or otherwise and any other statutory or common law right of redemption, homestead, dower, marital share and other exemptions as and to the extent waived in the Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(6) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(7) Rights or claims of parties in possession.

(8) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

William B. Drescher
William B. Drescher,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of the State and County aforesaid, personally appeared WILLIAM B DRESCHER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of August, 1988.

Denise M. Laumeyer
Notary Public

My commission expires: 3/8/89

STATE OF Texas)
COUNTY OF Dallas)

The actual consideration for this transfer is Six Million Dollars ($6,000,000.00).

Jeffrey D. Whitlatch
Affiant

Subscribed and sworn to before me this the 25th day of August, 1988.

Dorothy Barker
Notary Public

My commission expires: 2/28/90

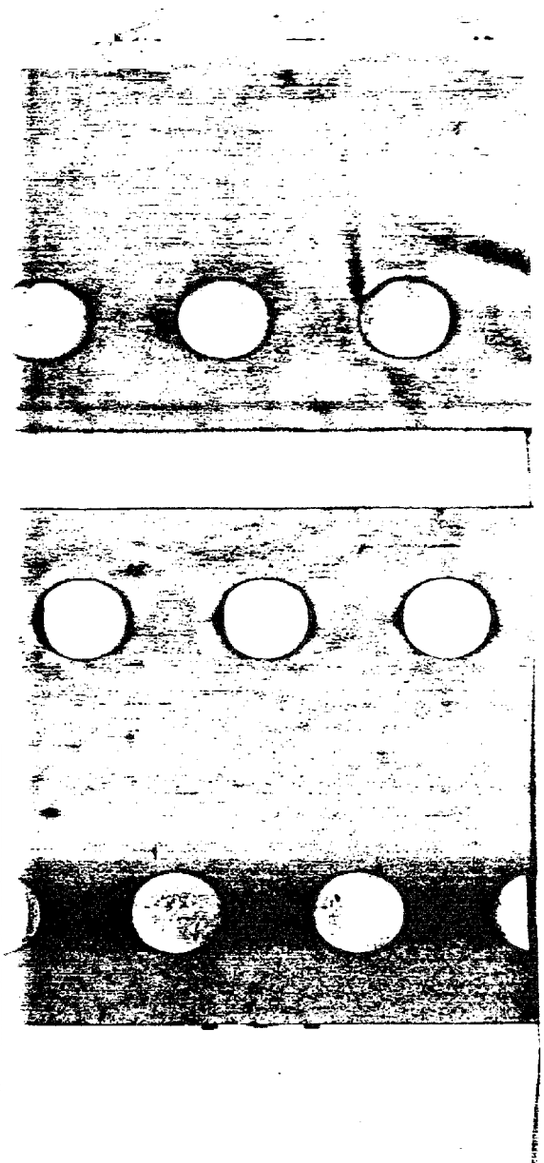
73502

IDENTIFICATION REFERENCE

OCT 4 3 47 PM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

8925W/08-19-88



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7669 PAGE 921

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

MAMT 6000000.00
ERR CO
MAMT 6000000.00-
CAMT 6000000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX 19800.00
PRFEE 0.50
WDEED 15.00
TOTAL 19815.50
CHECK 19815.50

10/04/88 01 15:51 0001 3916

73502

IDENTIFICATION REFERENCE

OCT 4 3 48 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 140754