THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys Mail
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

BOOK 7676 PAGE 79

NEW OWNER: & Day Bills
Randy E. Chance, Trustee
608 N. Gallatin Road
Madison, TN 37115

MAP & PARCEL NOS.:
Map 147-12
Parcel 70

DEED BY TRUSTEE UNDER FORECLOSURE

This Deed made and entered into this 11 day of October, 1988, by and between RONALD B. BUCHANAN, Trustee, hereinafter referred to as "PARTY OF THE FIRST PART"; and RANDY E. CHANCE, TRUSTEE, with full power to sell, mortgage and convey without the joinder of any beneficiary, hereinafter referred to as "PARTY OF THE SECOND PART."

W I T N E S S E T H :

THAT, WHEREAS, DUKES AND DUKES, a Tennessee general partnership comprised of GLENN G. DUKES and BUDDY R. DUKES, did convey in trust to RONALD B. BUCHANAN, Trustee, certain land hereinafter described, pursuant to a Deed of Trust dated March 1, 1985, and recorded in Book 6506, page 252, Register's Office for Davidson County, Tennessee, to secure the payment of a promissory note in the total amount of One Million and 00/100 Dollars ($1,000,000.00), payable to the order of THE DIPLOMAT GROUP, LTD., a Tennessee limited partnership, all as fully set forth in said Deed of Trust, which note is still held by the partners of THE DIPLOMAT GROUP, LTD., which partnership was dissolved.

THAT, WHEREAS, the indebtedness secured in the above described Deed of Trust being overdue and unpaid, the holder of said indebtedness having called upon the said Trustee to foreclose said Deed of Trust, and the said Trustee, after due advertisement as required by law, and under the terms of the Deed of Trust, offered said land for sale at the Courthouse in Nashville, Davidson County, Tennessee, on the 8th day of October, 1988, at 12:00 noon, Central Standard Time, when and where RANDY E. CHANCE, TRUSTEE, became the last and highest bidder at the price of Five Hundred Ninety-five Thousand and 00/100 Dollars ($595,000.00).

NOW, THEREFORE, the said RONALD B. BUCHANAN, Trustee, as aforesaid, in consideration of the premises and the said sum aforesaid, has bargained and sold, and by these presents does bargain, sell, transfer and convey unto the said RANDY E. CHANCE, TRUSTEE, his heirs and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson, State of Tennessee, and described as follows:

LAND in the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Tom C. Lamb Subdivision, of record in Book 4060, page 130, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Haywood Lane, the common corner of Lots Nos. 1 and 2, said point also being 235.03 feet east of the easterly margin of an unnamed street; thence S 11°59' East 152.0 feet; thence S 73°25' West 104.59 feet; thence S 20°35'20" East 85.17 feet; thence S 26°22' East 258.33 feet; thence N 63°38' East 65 feet; thence S 26°22' East 151.00 feet; thence N 63°38' East 162.00 feet; thence N 12°51'30" West 291.77 feet; thence N 89°24' West 180.00 feet; thence N 11°59' West 250 feet; thence 50.04 feet along the southerly margin of Haywood Lane to the point of beginning.

BEING the same property conveyed to Dukes and Dukes by Special Warranty Deed from The Diplomat Group, Ltd., of record in Book 6506, page 248, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO ALL UNPAID TAXES AND THE FOLLOWING ENCUMBRANCES:

1. 1988 taxes are due and payable.

2. Vendor's lien retained in deed of record in Book 5679, page 751, said Register's Office, to The Diplomat Group, Ltd., to secure the payment of one note in the principal amount of $625,000.00 payable as set forth therein, inclusive of an underlying Deed of Trust of record in Book 4388, page 38, said Register's Office, to secure to Provident Trust Company, the payment of one note in the principal amount of $400,000.00 payable as set forth therein and having been assigned to Kansas City Life Insurance Company by instrument of record in Book 4388, page 44, said Register's Office; having been modified by instrument of record in Book 4388, page 44, said Register's Office; and having been further modified by instrument of record in Book 5679, page 771, said Register's Office, which also includes modification of the above referred to vendor's lien. (See instruments for complete terms and conditions as well as possible rights and options of mortgagee, including rights respecting assumption of the debt secured thereby.)

3. Financing Statement of record in Book 5679, page 769, said Register's Office.

4. Lease Agreement between The Diplomat Apartments and Solon Automated Services dated July 12, 1979, and of record in Book 5701, page 988, said Register's Office.

5. The Plan of record in Book 4060, page 130, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line and a 10-foot public utility and drainage easement.

THIS IS IMPROVED PROPERTY KNOWN AS: Diplomat Apartments, Haywood Lane, Nashville, TN

TO HAVE AND TO HOLD said lands and premises together with all privileges and appurtenances thereunto, belonging to RANDY E. CHANCE, TRUSTEE, his heirs and assigns forever, in as full and ample a manner as the said Trustee has the power to convey the same, but the said Trustee does not warrant the title to this property in any manner whatsoever except as to his power vested to him to convey same.

IN TESTIMONY WHEREOF, the said RONALD B. BUCHANAN, as Trustee as hereinabove stated, has hereunto set his signature the day and year first above written.

Ronald B. Buchanan Trustee
RONALD B. BUCHANAN
Trustee

OCT 13 8 29 AM '88

7-5 6 3 2

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared RONALD B. BUCHANAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 11th day of October, 1988.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89

CANDY FINCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I affirm and make oath that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $595,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

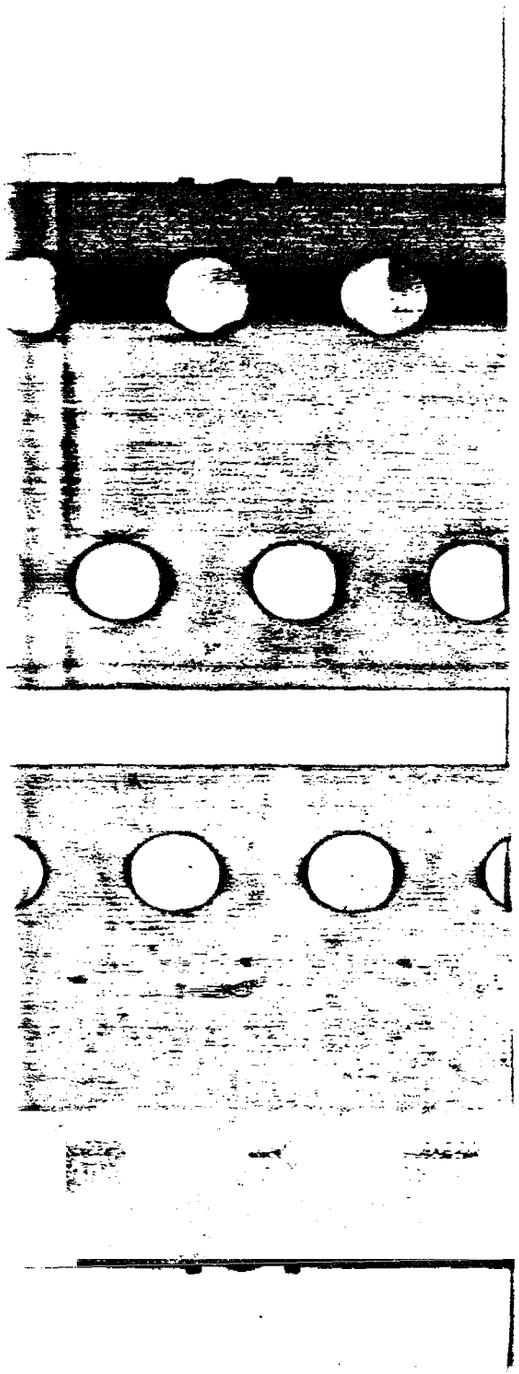
Ronald B. Buchanan Trustee
AFFIANT

CANDY FINCH NOTARY PUBLIC AT LARGE

Sworn to and subscribed before me, this 11th day of October, 1988.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7676 PAGE 82

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

CAMT 595000.00
CON TX 1963.50
PRFEE 0.50
WDEED 9.00
TOTAL 1973.00
CHECK 1973.00

10/13/88 01 08:34 0001 6303

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75632

IDENTIFICATION REFERENCE

OCT 13 8 29 AM '88

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

RUSH

No. 143104