This Instrument Prepared By:
P. Michael Richardson, Esq.
Traubue, Sturdivant & DeWitt
27th Floor, L&C Tower
Nashville, TN 37219-2298

Send Tax Bills to New Owner(s):
Edwin Enterprises and
J. D. Eatherly
Music Park Office Building
107 Music City Circle
Nashville, TN 37214

Map 62
Parcel 109

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms, and conditions, provided for in that certain Deed of Trust, dated September 28, 1984, to John W. Nelley, Jr. Trustee, executed by Capital City Associates, a North Carolina Partnership, composed of William L. Sturman and Charles W. Connelly, Jr., as same appears of record in Book 6395, page 481, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed John W. Nelley, Jr., as Trustee under said Deed of Trust and has nominated and appointed P. Michael Richardson, as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 7520, page 642, Register's Office of Davidson County, Tennessee; and

WHEREAS, the said P. Michael Richardson, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on September 29, 1988, and subsequent insertions appearing on October 6, 1988, and October 13, 1988, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on October 20, 1988, at 12:00 o'clock Noon, being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place, mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above-referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Edwin Enterprises, A Tennessee General Partnership composed of William E. Crook, Stephen E. Crook and Crooks Supermarkets, Inc., and to J. D. Eatherly, an individual, as tenants in common at and for the sum of One Thousand and No/100 ($1,000.00) Dollars, which was the highest and best bid in connection therewith; and

NOW, THEREFORE, in consideration of the premises and the payment by Edwin Enterprises and J. D. Eatherly, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned P. Michael Richardson, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Edwin Enterprises, A Tennessee Partnership and J. D. Eatherly, as tenants in common, their successors and assigns, in fee simple

forever, the property above-mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

> Being Lot No. 3 on the Plan of Music City Villa, Section 2, as of record in Book 4715, page 90, Register's Office for Davidson County, Tennessee.
>
> Beginning at a concrete monument placed in the southerly margin of Music City Circle, said point being located 178.41 feet in a westerly direction from the radius return of Elzie Miller Road and Music City Circle; thence, leaving the southerly margin of Music City Circle, South 12° 10' 29" West, 236.54 feet to a point in the northerly line of the Frank and Dan Rudy property; thence with the northerly line of the Frank and Dan Rudy property, North 77° 49' 31" West, 445.48 feet to a point in the easterly line of said property marked "For Future Development"; thence, with the easterly line of said property marked "For Future Development", North 12° 10' 29" East, 236.54 feet to a monument placed in the southerly margin of Music City Circle; thence, with the said margin of said Circle, South 77° 49' 31" East, 445.48 feet to the point of beginning, containing 2.42 acres, more or less.
>
> Being the same property conveyed to Capitol City Associates, a North Carolina Partnership by deed from Edwin Enterprises, a Tennessee Partnership, of record in Book 6395, page 477, Register's Office for Davidson County, Tennessee.

This is improved property known as Music Park Office Building, 107 Music City Circle, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the real property above-described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Edwin Enterprises, and J. D. Eatherly, as tenants in common, their successors and assigns, in fee simple forever, to whom the said P. Michael Richardson, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, P. Michael Richardson, as Substitute Trustee, has executed this instrument on the 24th day of October, 1988.

P. Michael Richardson

P. MICHAEL RICHARDSON,
Substitute Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, Nina M. Smith, a Notary Public in and for the County and State aforesaid, personally appeared P. Michael Richardson, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 1988.

NINA M. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Nina M. Smith
Notary Public

My Commission Expires:

July 13, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is One Thousand and No/100 ($1,000.00).

P. Michael Richardson
Affiant

Sworn to and subscribed before me,
this 24th day of October, 1988.

Nina M. Smith
Notary Public

My Commission Expires: July 13, 1991

NINA M. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIFICATION REFERENCE

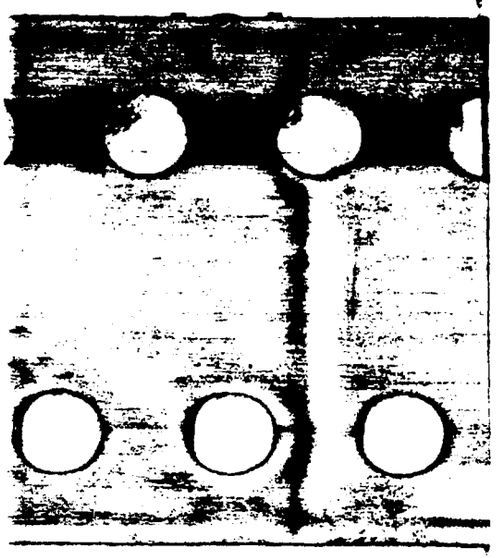
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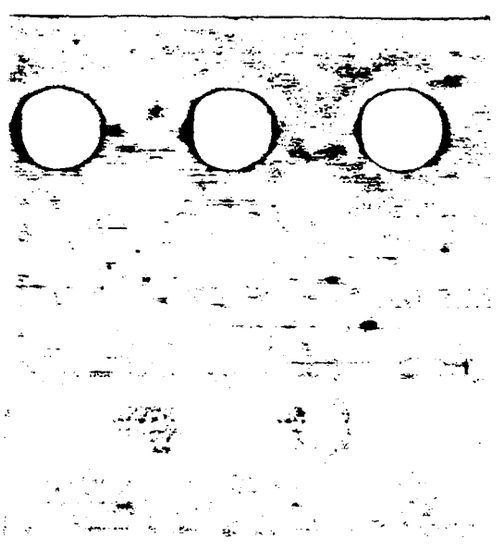
FEE 2.2 WILSON CO REGISTER
DAVIDSON COUNTY TN
0817 10/25 0101 03CHECK

OCT 25 3 11 PM '88

12.80

wp:CLR1020881





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7686 PAGE 404

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	1000.00
CON TX	3.30
PRFEE	0.50
WDEED	9.00
TOTAL	12.80
CHECK	12.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/25/88 01 15:13 0001 0817

7 9 6 1 4

IDENTIFICATION REFERENCE

OCT 25 3 11 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147563