SUCCESSOR TRUSTEE'S DEED BOOK 7765 PAGE 158

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Dominion Bank of Middle Tenn Attn Special Assets 150 Fourth Ave N Nashville, Tenn 37219	OWNER	93-2-3-141
This instrument prepared by: Boult, Cummings, Conners & Berry (WLN) P.O. Box 198062, Nashville, Tennessee 37219		

WHEREAS, DUKES, DUKES & LEDFORD, a Tennessee general partnership, by Deed of Trust (the "Deed of Trust") dated October 22, 1984, transferred and conveyed to John B. Hardcastle, Trustee, for the benefit of The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County (the "Issuer"), the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 6408, page 589, Register's Office for Davidson County, Tennessee); and

WHEREAS, by Assignment, dated October 22, 1984, of record in Book 6408, page 621, said Register's Office, the Issuer assigned its interest in and to the Deed of Trust to Nashville City Bank and Trust Co. (now Dominion Bank of Middle Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 7746, page 811, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock (noon), February 2, 1989, at the Davidson County Courthouse, Nashville, Tennessee when and where Dominion Bank of Middle Tennessee ("Grantee"), became the last and highest bidder for cash at the price of Five Hundred Seventy-Five Thousand ($575,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William L. Norton, III, Successor Trustee, hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

William L. Norton, III, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the Property.

3. The property description is subject to party walls of adjoining land owners.

4. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 2nd day of February, 1989.

William L. Norton III

William L. Norton, III, as
Successor Trustee, and not
otherwise

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Shirley J. Kalen, Notary Public in and for said County and State, the within named William L. Norton, III, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of February, 1989.

Shirley J. Kalen
Notary Public

My Commission Expires: 5/13/90

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 575,000.00.

Dominion Bank of Middle Tennessee
Joseph T. Carson-Vice President
AFFIANT BY: JOSEPH T. CARSON
VICE PRESIDENT

Subscribed and sworn to before me this 2nd day of February, 1989.

William L. Norton III
Notary Public

My Commission Expires: 5-22-91

4082 02/02 0101 03CHECK 1910.00

EXHIBIT "A"
Legal Description

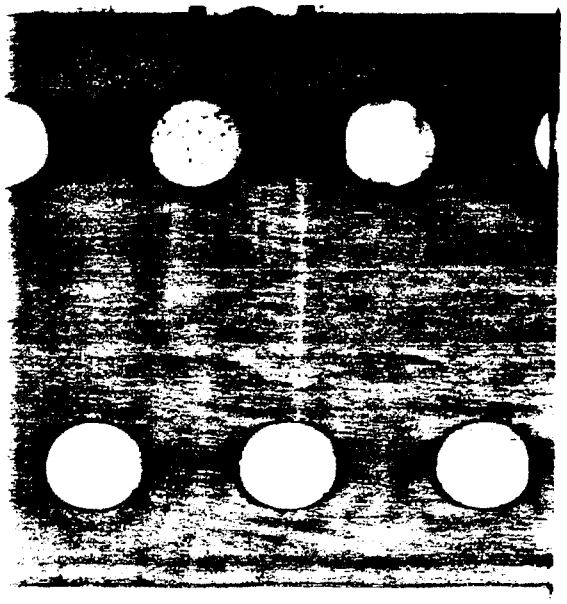
Being a parcel of land in Nashville, the First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, being part of Lot No. 52 in the Original Town of Nashville, located on the southerly margin of Union Street, and being more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon dated April 13, 1983, revised October 12, 1984, and October 15, 1984, (File No. 8245-01) as follows:

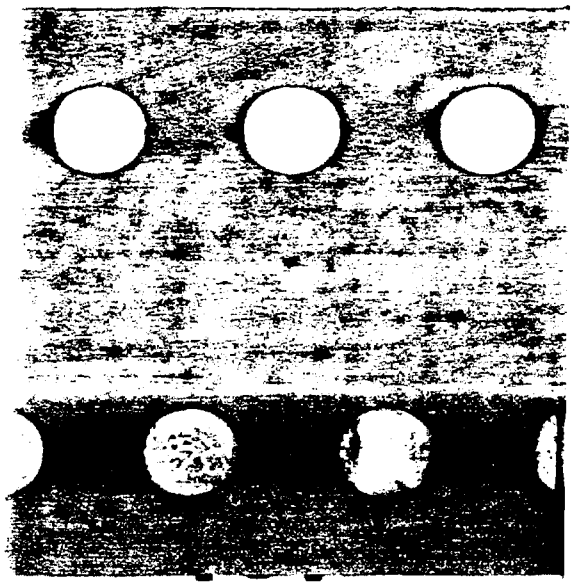
Beginning at a point in the southerly margin of Union Street, said point being N 62° 30' 17" E, 81.6 feet from the easterly margin of Fourth Avenue, North; thence with said margin of Union Street N 62° 30' 17" E, 48.09 feet to a point, said point being S 62° 30' 17" W, 43.15 feet from the westerly margin of Printer's Alley; thence leaving said Union Street with the westerly line to Anna Cartwright Moore, of record in Book 5816, page 120, Register's Office for Davidson County, Tennessee, S 27° 17' 40" E, 98.60 feet to the northerly line of The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County of record in Book 4667, page 186, Register's Office for Davidson County, Tennessee; thence with said northerly line S 62° 19' 05" W, 47.39 feet to a point, said point being 82.4 feet, more or less, east of the easterly margin of Fourth Avenue, North; thence leaving said northerly line with the easterly line to J. Michael Tomlin and John C. Neff, of record in Book 5838, page 406, Register's Office for Davidson County, Tennessee, N 27° 42' 04" W, 98.75 feet to the point of beginning, containing 4,711 square feet or 0.108 acres.

Being the same property conveyed to Dukes, Dukes & Ledford, a Tennessee general partnership composed of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford, by deed from G. Keeling Turner, II, and wife, Victoria P. Turner, of record in Book 6060, page 959, Register's Office for Davidson County, Tennessee, and the same property conveyed to Dukes, Dukes & Ledford, a Tennessee general partnership composed of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford, by deed from The Cumberland Group, Inc., a Tennessee corporation, of record in Book 6300, page 407, Register's Office for Davidson County, Tennessee.

Also being all or a portion of the property conveyed by Dukes, Dukes & Ledford to 329 Union Street Joint Venture by Warranty Deed of record in Book 6423, page 902, said Register's Office.

063666
FEB 2 2 58 PM '89
RUSH





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7765 PAGE 162

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	
				575000.00
			CON TX	1897.50
			PRFEE	0.50
			MISC	12.00
			TOTAL	1910.00
			CHECK	1910.00
02/02/89	01		15:00 0001	4082

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06366

IDENTIFICATION

FEB 2 2 58 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 178590