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SUCCESSOR TRUSTEE'S DEED

BOOK 7773 PAGE 710

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Dominion Bank of Middle Tennessee 150 Fourth Avenue North Nashville, Tenn. 37219	Owner	133-15/137

This instrument prepared by: Boult, Cummings, Conners & Berry (WLN)
P.O. Box 198062, Nashville, Tennessee 37219

WHEREAS, Sunmark Associates, a New Jersey limited partnership, by Deed of Trust (the "Deed of Trust") dated April 10, 1979, transferred and conveyed to John B. Hardcastle, Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 5419, page 641, Register's Office for Davidson County, Tennessee); and

WHEREAS, Sunmark Associates having conveyed property subject to said Deed of Trust to Welshwood Associates, a North Carolina general partnership by warranty deed dated May 31, 1983 (said warranty deed of record in Book 6192, page 673, said Register's Office); 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 7752, page 7, said Register's Office); and

WHEREAS, the lawful holder and owner of said debt was granted relief from the automatic stay in the Chapter 11 case of Welshwood Associates, Case No. 88-00083 in the U. S. Bankruptcy Court for the Western District of North Carolina, Charlotte Division, of record in Book 7752, page 5, said Register's Office.

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-thirty p.m., February 10, 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 SEVEN HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED SIXTY-EIGHT AND 35/100 DOLLARS ($ 717,568.35).

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. Plan of record in Book 4715, page 157, said Register's Office.

3. Clearance Permit of record in Book 1298, page 488, said Register's Office.

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 10th day of February, 1989.

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Glenda B. Bryson, a 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 10th day of February, 1989.

Notary Public

My Commission Expires: 11-10-91

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 717,568.35.

Commerce Bank Middle Tennessee
by John B. Batchelor, Sr. V.P.
AFFIANT

Subscribed and sworn to before me this 10th day of February, 1989.

Notary Public

My Commission Expires: 5/20/92

EXHIBIT A

Being Lot No. 1 on the Plan of Welshwood Park Resubdivision of Lot #9 of Section 9, as of record in Book 4715, page 157, as follows:

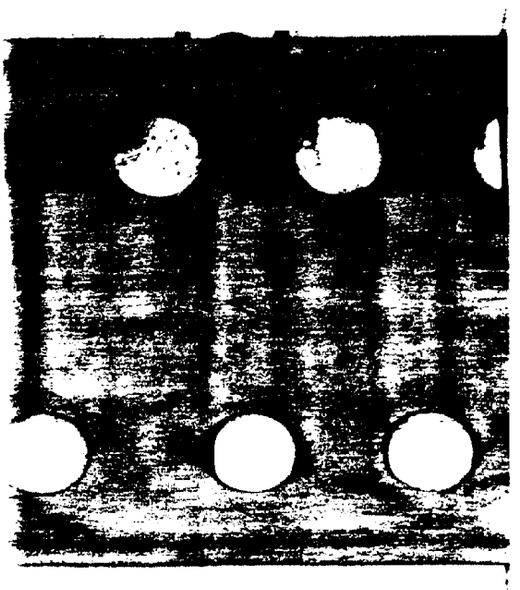
BEGINNING at an iron pin in the southern margin of Welshwood Drive, being a 50 foot Street, said point also being the northwest corner of Lot No. 8, Welshwood Park, said point being 637.77 feet west of Nolensville Road; thence leaving the south margin, with a common line between Lots 8 and 9, South 17 degrees 03' 34" West 6.35 feet to an iron pin; thence continuing on a common line between Lots 8 and 9, south 16 degrees 54' 04" east 342.98 feet to an iron pin; thence south 75 degrees 26' 56" West 289.84 feet along a common line with Third National Bank Property and this described lot to an iron pin; thence North 15 degrees 36' 41" West 189.00 feet to an iron pin; thence North 74 degrees 23' 19" east 97.00 feet to an iron pin; thence north 15 degrees 36' 41" West 103.00 feet to an iron pin; thence North 22 degrees 46' 00" east 154.50 feet to an iron pin in the south margin of Welshwood Drive; thence with the south margin of Welshwood Drive, South 67 degrees 14' 00" east 65.25 feet to a concrete monument; thence with said south margin with a curve to the left (radius = 485.99 feet) 51.00 feet to the point of beginning, containing 2.02 acres, more or less.

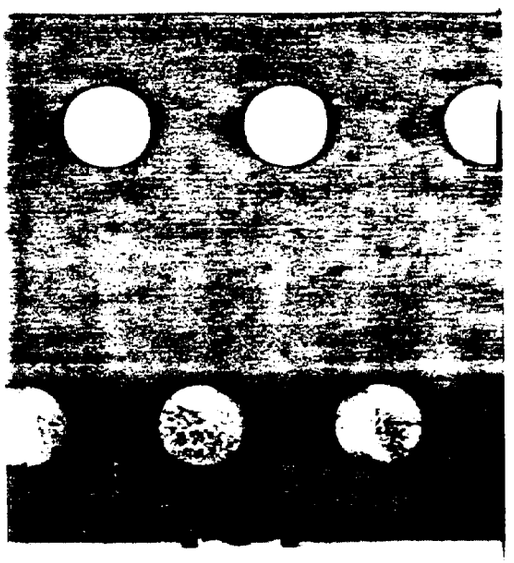
Being the same property conveyed to Welshwood Associates by deed from Sunmark Associates, and recorded in Book 6192, page 673, Register's Office for Davidson County, Tennessee.

7724 02/16 0101 03CHECK 2377.58

FEB 16 12 26 PM '89

094279





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7773 PAGE 713

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 717568.35
CON TX 2368.08
PRFEE 0.50
WDEED 9.00
TOTAL 2377.58
CHECK 2377.58

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
02/16/89 01 12:27 0001 7724

09429

IDENTIFICATION REFERENCE

Feb 16 12 26 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 182185