This Instrument Prepared By:
Hugh C. Howser, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Mr. Frank Guzikowski
1012 Chancery Lane
Nashville, TN 37215

Map: 155
Parcel: 38 & 40

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 15, 1988, to Hugh C. Howser, Jr., Trustee, executed by Dukes & Dukes Development Corporation, as same appears of record in Book 7653, page 707, Register's Office for Davidson County, Tennessee; 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 February 9, 1989, and subsequent insertions appearing on February 16, 1989, and February 23, 1989, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on March 7, 1989, 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 Frank Guzikowski at and for the sum of One Hundred Fifty Thousand and no/100------ ($ 150,000.00) DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Frank Guzikowski, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Hugh C. Howser, Jr., as Trustee, does hereby grant, bargain, sell and convey to the said Frank Guzikowski, his successors, heirs 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:

> Beginning at the southwest corner intersection of Lewis Road and Griffith Road, thence with the northerly right of way of Griffith Road North 87° 48' 20" East, 105.92 feet to the true point of beginning, thence South 2° 58' 46" West, 374.21 feet to a point, thence South 87° 01' 14" East, 295.07 feet to a point, thence South 8° 23' 08" East, 205.00 feet to a point, thence South 86° 37' 16" East, 229.00 feet to a point, thence with a curve to the right, having a radius of 756.97 feet, a distance of 153.65 feet to a point, thence South 2° 39' 21"

West, 458.32 feet to a point, thence with a curve to the left, having a radius of 270.90 feet, a distance of 277.53 feet to a point, thence South 56° 02' 34" East, 48.74 feet to a point, thence with a curve to the right, having a radius of 333.78 feet, a distance of 163.47 feet to a point, thence North 89° 01' 20" West, 245.61 feet to a point, thence South 88° 01' 55" West, 151.49 feet to a point, thence North 89° 39' 00" West, 195.24 feet to a point, thence North 81° 34' 14" West, 39.75 feet to a point, thence North 85° 43' 38" West, 113.51 feet to a point, thence North 85° 43' 38" West, 265.67 feet to a point, thence South 4° 02' 36" West, 241.16 feet to a point, thence South 1° 36' 53" East, 133.71 feet to a point, thence South 1° 42' 36" West, 650.63 feet to a point, thence North 85° 57' 22" West, 326.65 feet to a point, thence North 84° 09' 42" West, 168.20 feet to a point, thence North 86° 50' 47" West, 44.37 feet to a point, thence North 89° 54' 03" West, 122.33 feet to a point, thence North 85° 31' 21" West, 259.10 feet to a point, thence North 86° 17' 40" West, 96.93 feet to a point, thence North 2° 04' 09" East, 82.50 feet to a point, thence North 87° 55' 51" West, 327.43 feet to a point, thence South 86° 13' 28" West, 303.06 feet to a point, thence South 79° 20' 13" West, 228.64 feet to a point, thence North 3° 46' 39" West, 248.00 feet to a point, thence North 6° 02' 29" West, 211.46 feet to a point, thence North 13° 18' 15" East, 168.94 feet to a point, thence North 15° 50' 38" East, 105.66 feet to a point, thence North 12° 30' 44" West, 270.24 feet to a point, thence North 5° 07' 33" East, 216.85 feet to a point, thence North 14° 36' 19" East, 140.44 feet to a point, thence North 14° 02' 17" East, 156.61 feet to a point, thence North 7° 26' 23" East, 159.62 feet to a point, thence North 8° 24' 48" West, 206.49 feet to a point, thence North 3° 13' 47" West, 77.64 feet to a point, thence North 44° 26' 41" East, 337.59 feet to a point, thence North 79° 56' 18" East, 153.39 feet to a point, thence North 87° 35' 46" East, 80.33 feet to a point, thence South 87° 49' 22" East, 275.75 feet to a point, thence North 89° 51' 47" East, 323.01 feet to a point, thence South 83° 14' 15" East, 112.68 feet to a point, thence South 88° 37' 44" East, 64.98 feet to a point, thence South 84° 31' 38" East, 197.58 feet to a point, thence South 81° 45' 12" East, 121.48 feet to a point, thence North 5° 16' 56" East, 283.23 feet to a point, thence with a curve to the left, having a radius of 612.88 feet a distance of 50.98 feet to a point, thence South 5° 16' 56" West, 291.08 feet to a point, thence South 87° 01' 14" East, 142.96 feet to a point, thence North 5° 05' 12" East, 327.81 feet to a point, thence North 78° 07' 38" East, 118.75 feet to a point, thence with a curve to the right, having radius of 461.30 feet, a distance of 113.26 feet to a point, thence South 87° 48' 20" East, 59.53 feet to the true point of beginning, containing 5,092,377.17 square feet or 116.9 acres.

Being the same property conveyed to Dukes & Dukes Development Corporation by deed from Herman T. Claxton and wife, Frances Oweise Claxton, of record in Book 7586, page 622, Register's Office for Davidson County, Tennessee.

This is property located on Lewis and Griffith Roads, Nashville, Tennessee.

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 Frank Guzikowski, his successors, heirs and assigns, in fee simple forever, to whom the said Hugh C. Howser, Jr., Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Hugh C. Howser, Jr., Trustee, has executed this instrument on the 9th day of March, 1989.

HUGH C. HOWSER, JR.
TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hugh C. Howser, Jr., 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 purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 9th day of March, 1989.

NOTARY PUBLIC

My Commission Expires: 11-12-89

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 $ 150,000.00 .

H C Elliott
Affiant

Sworn to and subscribed before me,
this 9th day of March, 1989.

Jean Patterson
Notary Public

My Commission Expires: 11-10-89

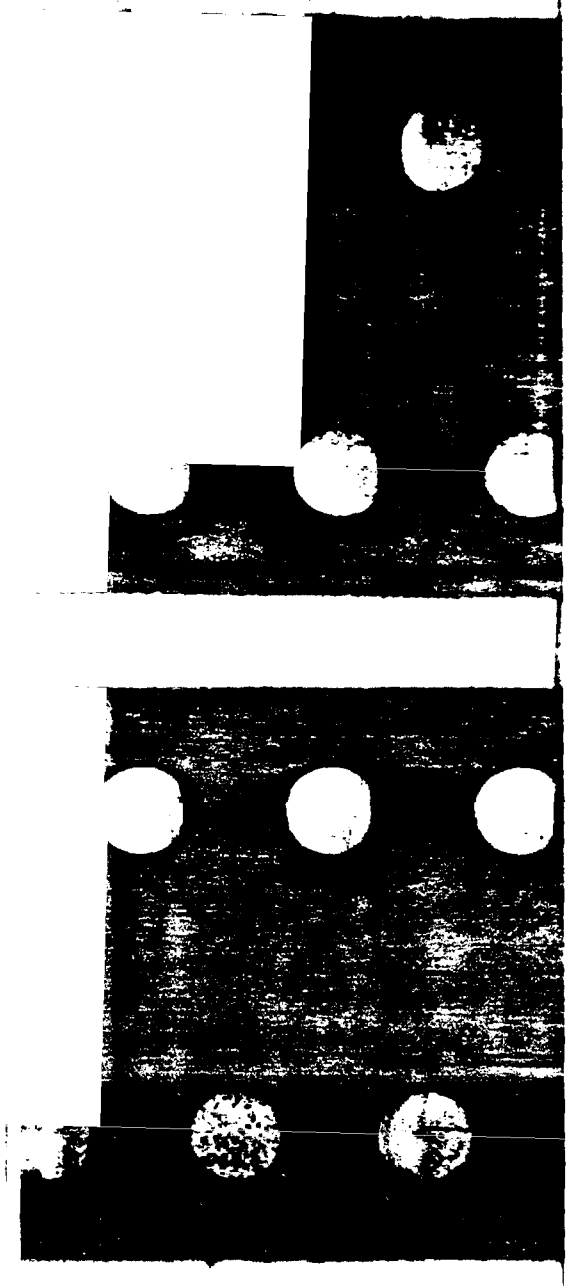
5264 03/13 0101 03CHECK 507.50

16051

IDENTIFICATION REFERENCE

Mar 13 3 41 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7792 PAGE 189

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 150000.00
CON TX 495.00
PRFEE 0.50
WDEED 12.00
TOTAL 507.50
CHECK 507.50

03/13/89 01 15:44 0001 5264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16051

IDENTIFICATION REFERENCE

Mar 13 3 41 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 189798