Filed 14 BOOK 7792 PAGE 619

ADDRESS NEW OWNER:

Saver's Federal Savings
and Loan Association
P.O. Drawer 2499
Captial at Spring
Little Rock, Arkansas 72203

SEND TAX BILLS:

Same.

MAP AND PARCEL NO.

Map 102
Parcel 73

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,200,000.00.

William L Rosenberg
Affiant

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

Julia D. Reed
Notary Public

My Commission Expires: [illegible]

16206

IDENTIFICATION REFERENCE

Mar 14 12 15 PM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 4, 1983 of record in Book 6051, page 901, Register's Office for Davidson County, Tennessee, Riverwood Apartments, Ltd., a Tennessee Limited Partnership, conveyed the property hereinafter described to John Kooistra, Jr., Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and the Saver's Federal Savings and Loan Association, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, William L. Rosenberg, having been appointed Successor Trustee by instrument of record in Book 7541, page 367, said Register's Office, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on February 2, February 9, and February 16, 1989, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, William L. Rosenberg, Successor Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on February 27, 1989, at 12:00 Noon, at the Main door of the Courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale, Saver's Federal Savings and Loan Association was the highest and best bidder, the amount of its bid being in the sum of Five Million Two Hundred Thousand and 00/100ths ($5,200,000.00) Dollars, and Saver's Federal Savings and Loan Association being the holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and its indebtedness together with expenses of said sale amounting to more

than said bid, accordingly it is not required to pay any cash to the said Successor Trustee;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, William L. Rosenberg, Successor Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Saver's Federal Savings and Loan Association, their successors and assigns, the following described property in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being parts of Mount Hickory Subdivision as of record in Book 332, page 68, Register's Office for said County, described according to a survey made by Roger N. Taylor, surveyor, January 20, 1983, as follows:

Beginning at a concrete monument in the northerly right-of-way of Cabot Drive, said point being the southwesterly corner of Riverbend Apartments as described in deed book 4551, page 466; thence with Cabot Drive, South 49°54'46" west 164.5 feet to an iron pin, the beginning of a curve to the left, thence around said curve having a radius of 5919.58 feet and a central angle of 10°27'51", 586.32 feet to a concrete monument; thence leaving the right-of-way of Cabot Drive, north 44°00'06" west 230 feet to an iron pin; thence North 17°09'05" West, passing a witness pin at 861 feet, a total distance of 928.2 feet to the low water line of the Cumberland River being elevation 367.3 feet; thence with said low water line, north 52°21'39" east 465 feet to a point; thence leaving said Cumberland River, south 18°01'11" East, passing a witness pin at 67.19 feet, a total distance of 564 feet to an iron pin, the beginning of a curve to the right; thence around said curve having a radius of 500 feet and a central angle of 45°00', 393.1 feet to an iron pin; thence south 40°25'14" east 148 feet to the point of beginning, containing 13.95 acres, more or less.

Grantors reserve, over the portion of the 13.95 acre tract adjacent to the Cumberland River, a 20 foot sanitary sewer easement, the center-line more closely described as follows:

Beginning at a point on the easterly boundary of this tract, a line described as south 18°01'11" East 564 feet, said point being 370 feet north of the Southern terminus of this line; thence, leaving said line south 66°33' west 193 feet to a point; thence south 51°33' west 157 feet to a point; thence South 31°30' west 154 feet to a point on the western boundary of this tract.

Being the same property conveyed to Riverwood Apartments, Ltd., a Tennessee limited partnership by deed from Mary Campbell Napier Ganier and husband Albert Ganier of record in Book 6051, Page 883, said Register's Office.

This is improved property known as: Riverwood Apartments
7388 Cabot Drive
Nashville, Tennessee 37209

This conveyance is made subject to unpaid taxes.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Saver's Federal Savings and Loan Association, its successors and assigns, forever.

I, William L. Rosenberg, Successor Trustee under the said Deed of Trust of record in Book 6051, page 901, Register's Office for said County, do hereby transfer, assign, and convey unto the said Saver's Federal Savings and Loan Association, its successors and assigns, all of the right, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a manner as I, as Successor Trustee under said Deed of Trust, can or should do but no further or otherwise.

IN WITNESS WHEREOF, the said William L. Rosenberg, Successor Trustee, has hereunto set his hand this 10th day of MARCH, 1989.

William L. Rosenberg
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie A Rediker, Notary Public, William L. Rosenberg, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

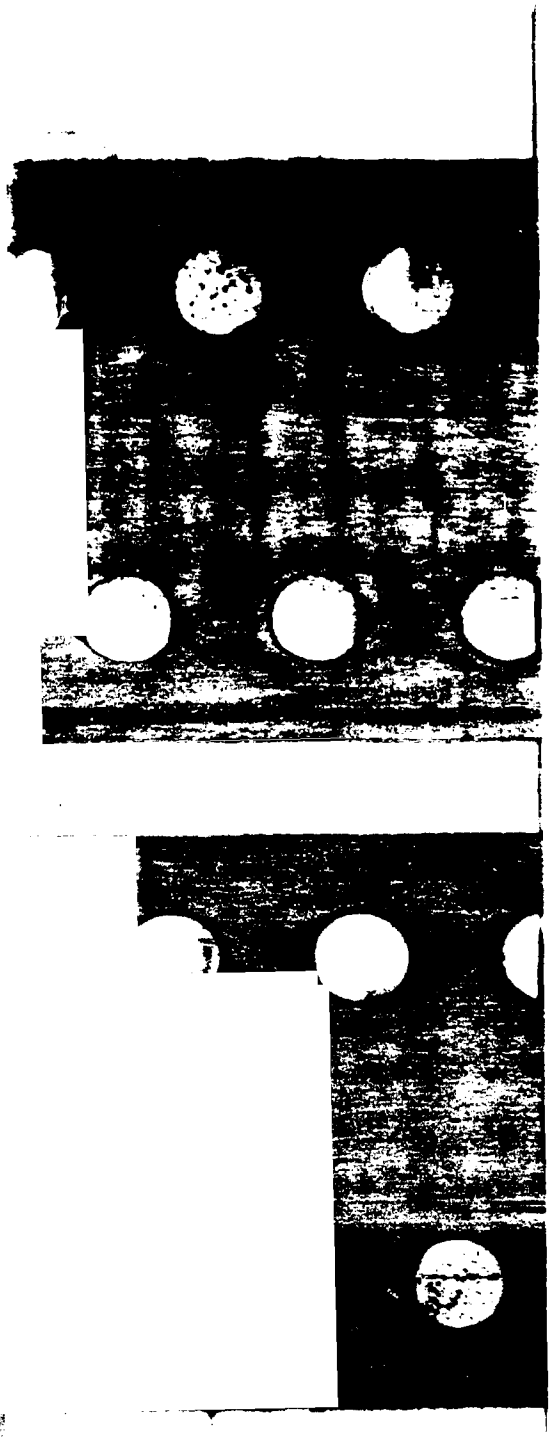
WITNESS my hand, at office, this 10th day of March, 1989.

Julie D. Rediker
Notary Public

My commission expires: 3-22-90

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
218 Third Avenue, North
P. O. Box 3429
Nashville, TN 37219-0429

5459 03/14 0101 03CHECK 17169.50



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

RECEIVED OF _____

FOR _____

BOOK 7792 PAGE 822

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 5200000.00
CON TX 17160.00
PRFEE 0.50
WDEED 9.00
TOTAL 17169.50
CHECK 17169.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0001 5459

16206

IDENTIFICATION

MAR 14 2 15 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 189988