Map & Par: 34-2/68

This instrument prepared by:
Frank C. Ingraham
2114 Parkway Towers
Nashville, Tennessee 37219

TAX STATEMENT TO:
Tennessee District Council
of the Assemblies of God, Inc.

Mail

TRUSTEE'S DEED

WHEREAS, default has been made in the payment of the debt and obligations, terms and conditions provided for in that certain Deed of Trust (the "Deed of Trust") dated November 18, 1981, from Financial Packaging Corporation of Delaware, Inc., to Clyde Paul Holland, Trustee, for the benefit of The Tennessee District Council of the Assemblies of God, Inc., of record in Book 5820, Page 757, Register's Office for Davidson County, Tennessee ("R.O.D.C."); and

WHEREAS, the entire indebtedness secured by the Deed of Trust has become due and payable and remains unpaid; and

WHEREAS, by instrument dated March 11, 1988, of record in Book 7491, Page 54, R.O.D.C., The Tennessee District Council of the Assemblies of God, Inc., the owner and holder of the debt secured by the Deed of Trust appointed Frank C. Ingraham Substitute Trustee, to consummate a foreclosure sale of the property described in the Deed of Trust.

WHEREAS, default having been made under the Deed of Trust Note secured by the Deed of Trust, the holder thereof called upon the Substitute Trustee to advertise and sell the lands described in the Deed of Trust, pursuant to the terms of that instrument. After advertising the time, place, and terms of the sale by means of publication in The Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, for three (3) consecutive weeks (February 16, 1989; February 23, 1989 and March 2, 1989), the Substitute Trustee offered said property for sale, at public auction at the front door of the Courthouse in Nashville, Davidson County, Tennessee, on March 20, 1989, at 12:00 p.m., for cash in hand and in bar of the equity of redemption and all other exemptions which are expressly waived in the Deed of Trust, to the highest, best and last bidder thereat. The Tennessee District Council of the Assemblies of God, Inc. (the "Purchaser") became the purchaser of said real estate at said sale with a bid of $ 300,000.00; and

WHEREAS, pursuant to the terms of the Deed of Trust, the Substitute Trustee shall convey said property to the Purchaser upon the price and terms stated herein.

NOW, THEREFORE, the undersigned Substitute Trustee has this day bargained and sold and hereby sells, transfers and conveys unto the Purchaser, its successors and assigns, the following described real estate situated in Davidson County, Tennessee, and more particularly described as follows:

A PARCEL of land in the 10th District of Davidson County, Tennessee, located west of Gallatin Road and east of Two Mile Pike and bounded on the north by J.C. Penney's T.B.A. Site, being Lot "G" of Rivergate Park, of record in Book 4175, Page 107, Register's Office for said County, more particularly described as follows:

BEGINNING at a concrete monument, the southwest corner of J.C. Penney's T.B.A. Site; thence with a curve to the right having a radius of 138.84 feet and a central angle of 35 deg. 55 min., 87.03 feet to a point, thence South 51 deg. 25 min., west 127.04 feet to a point, the beginning of a curve to the right; thence around said curve having a radius of 50 feet and a central angle of 54 deg. 05 min., 47.20 feet to a point; thence north 74 deg. 30 min. west 54.59 feet to a point; the beginning of a curve to the right; thence around said curve having a radius of 100.0 feet and a central angle of 90 deg. 00 min., 157.08 feet to a point; thence north 15 deg. 30 min., east 105.0 feet to a concrete monument, the southwest corner of J.C. Penney's T.B.A. Site; thence south 74 deg. 30 min., east 296.0 feet to the point of beginning, containing 1.12 acres, more or less.

BEING the same property conveyed to Financial Packaging Corporation of Delaware, Inc., by deed from The Tennessee District Council of the Assemblies of God, Inc., of record in Book 5820, Page 754, R.O.D.C.

Said conveyance shall be subject to all unpaid taxes, subdivision restrictions and building lines, easements for public utilities, and other easements and matters of record.

To have and hold the aforesaid real estate to the Purchaser, its successors and assigns, in fee simple, and free from the equity of redemption, homestead, dower and all other exemptions of every kind. Subject to the Deed of Trust held by Dobson and Johnson, Inc., of record in Book 4625 page 985, together with Modification Agreement of record in Book 4738, page 483, Register's Office for said County. Said Deed of Trust was assigned unto State Farm Life Insurance Company, by Assignment dated as of August 17, 1973, of record in Book 4738 at page 486, Register's Office for said County. Further subject to the Assignment of Rents of said Deed of Trust, dated as of August 4, 1972, of record in Book 4625 at page 989, Assignment of said Assignment of Rents of record in Book 4738 at page 488, Register's Office for said County.

The undersigned Substitute Trustee hereby transfers, assigns and sets over to the Purchaser all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do as Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my signature this 20 day of March, 1989.

Frank C. Ingraham, Substitute Trustee

Frank C. Ingraham
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie J. Joslin, a Notary Public, Frank C. Ingraham, with whon I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Substitute Trustee under the Deed of Trust described hereinabove and is authorized to executed the foregoing instrument.

Witness my hand, at office, this 20th day of March, 1989.

Connie J. Joslin
Notary Public

My Commission Expires: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 300,000.00 .

Affiant

Subscribed and sworn to before me, the 20th day of March, 1989.

Notary Public

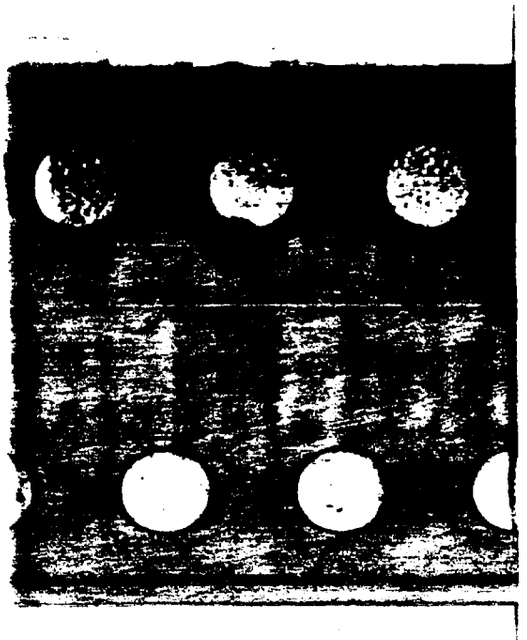
My Commission Expires: 5/20/92

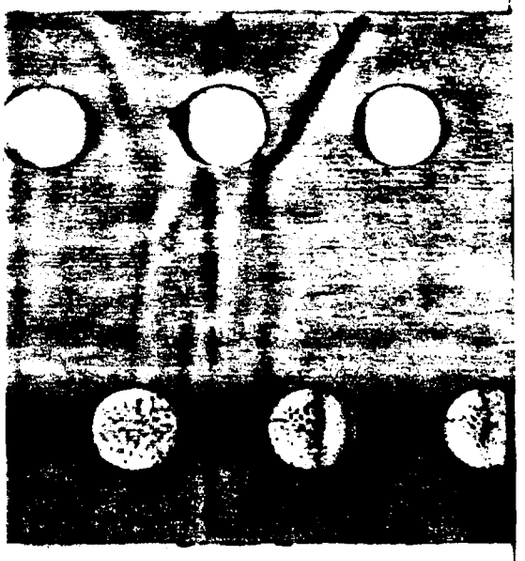
18624

IDENTIFICATION

MAR 22 3 30 PM '89

FILED & RECORDED
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK **7799** PAGE **24**

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 300000.00
CON TX 990.00
PRFEE 0.50
MDEED 9.00
TOTAL 999.50
CHECK 999.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/22/89 01 15:32 0001 8247

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IDENTIFICATION REFERENCE

MAR 22 3 30 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192748