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 154 Group _____ Parcels 12 & 20

SUBSTITUTE 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 August 6, 1987, to Cavalry Enterprises, Incorporated, Trustee, executed by South Harpeth Farms, Inc., Glen G. Dukes, President and Individually and Buddy R. Dukes, Treasurer and Individually, as same appears of record in Book 7323, page 375, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Cavalry Enterprises, Incorporated, as Trustee under said Deed of Trust and has nominated and appointed Hugh C. Howser, Jr. as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 7779, page 873, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Hugh C. Howser, Jr., Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; 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 March 2, 1989, and subsequent insertions appearing on March 9, 1989, and March 16, 1989, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on March 30, 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 Eight Hundred Thousand One and no/100 ($800,001.00) 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 Substitute 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 Substitute 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:

TRACT I

Land in the Ninth Civil District of Davidson County, Tennessee, being the McPherson Tract, as depicted on the survey by Turner Engineering Company, Inc., Consulting Engineers, dated June 9, 1966, and revised February 14, 1973, and revised February 26, 1973, and described more particularly as follows:

Beginning at a point in the easterly margin of South Harpeth Road, said point being the most westerly northwest corner of the tract herein described; thence North 50° 43' East 582 feet to a point; thence North 49° 20' East 590 feet to an 18-inch oak tree; thence North 70° 22' East 192 feet to a point; thence North 14° 28' East 1,488 feet to a 14-inch beech tree; thence South 87° 55' East 2,146 feet to an iron pin in the fence; thence South 86° 53' East 408 feet to a point; thence South 3° 05' West 865 feet to a point; thence South 22° 01' East 1,023 feet to a point; thence South 34° 10' West 74.25 feet to a point; thence South 28° 03' East 660 feet to a point; thence South 1° 54' West 792 feet to a point in the fence; thence South 88° 04' West 58 feet to an iron pin by others; thence South 43° 18' West 490 feet to a fence corner; thence South 30° 04' West 198 feet to a 20-inch dead oak; thence South 16° 06' West 527 feet to a 10-inch oak; thence South 25° 20' West 225 feet to a 24-inch dead beech tree; thence North 66° 44' West 155 feet to a point in the northeasterly margin of South Harpeth Road; thence with the said margin of South Harpeth Road and with a curve to the left, northwestwardly 2,140 feet to a point; thence leaving the said margin of South Harpeth Road, North 37° 07' East 261.3 feet to an iron pin; thence North 42° 28' West 280.7 feet to an iron pin; thence North 61° 03' West 300 feet to an iron pin; thence South 40° 47' West 301 feet to a point in the northeasterly margin of South Harpeth Road; thence continuing with said margin of South Harpeth Road, northwestwardly 1,762 feet to the point of beginning, containing 296.5 acres, more or less.

TRACT II

Land in the Ninth Civil District of Davidson County, Tennessee, and being the Greer Tract, as depicted on the survey by Turner Engineering Company, Inc., Consulting Engineers, dated June 9, 1966, and revised February 14, 1973, and revised February 26, 1973, and more particularly described as follows:

Beginning at an axle by corner post, said point being the most easterly corner of the tract herein described; thence South 3° 47' West 980 feet to a 30-inch beech tree; thence North 87° 21' West 1,024 feet to a point in a

hollow; thence South 10° 34' West 410 feet to a 12-inch hickory tree; thence South 2° 40' West 730 feet to a forked locust tree in a fence corner; thence South 65° 04' West 841 feet to a point, a break in the fence; thence South 55° 55' West 345 feet to a 12-inch hickory tree; thence South 46° 46' West 302 feet to a 15-inch hickory tree; thence South 55° 12' West 283 feet to a post; thence South 22° 11' West 73 feet to a point in a fence; thence North 61° 22' West 493 feet to a 15-inch maple tree; thence North 81° 34' West 342 feet to a tree; thence South 88° 47' West 412 feet to an 18-inch sassafras tree; thence North 85° 02' West 363 feet to an iron pin by others; thence South 76° 14' West 363 feet to a stake by others; thence South 88° 04' West 244 feet to a point in a fence; thence North 1° 54' East 792 feet to a point; thence North 28° 03' West 660 feet to a point; thence North 34° 10' East 74.25 feet to a point; thence North 22° 01' West 1,023 feet to a point; thence North 3° 05' East 865 feet to a point; thence South 86° 53' East 508 feet to a 24-inch gum tree; thence South 83° 43' East 1,502 feet to a white oak tree; thence South 86° 37' East 1,430 feet to a 30-inch hollow beech corner; thence South 85° 55' East 2,019 feet to the point of beginning, containing 294 acres, more or less.

Being part of the same property conveyed to Dukes & Dukes Development Corporation by deed from South Harpeth Farms Corporation of record in Book 7411, page 367, Register's Office for Davidson County, Tennessee.

This is improved property known as South Harpeth Chase, 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., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under his, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Hugh C. Howser, Jr., as Substitute Trustee, has executed this instrument on the 13th day of April, 1989.

HUGH C. HOWSER, JR.
SUBSTITUTE 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 13th day of April, 1989.

Jean Patterson
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 $ 800,001.00 .

Affiant

Sworn to and subscribed before me, this 13th day of April, 1989.

Jean Patterson
Notary Public

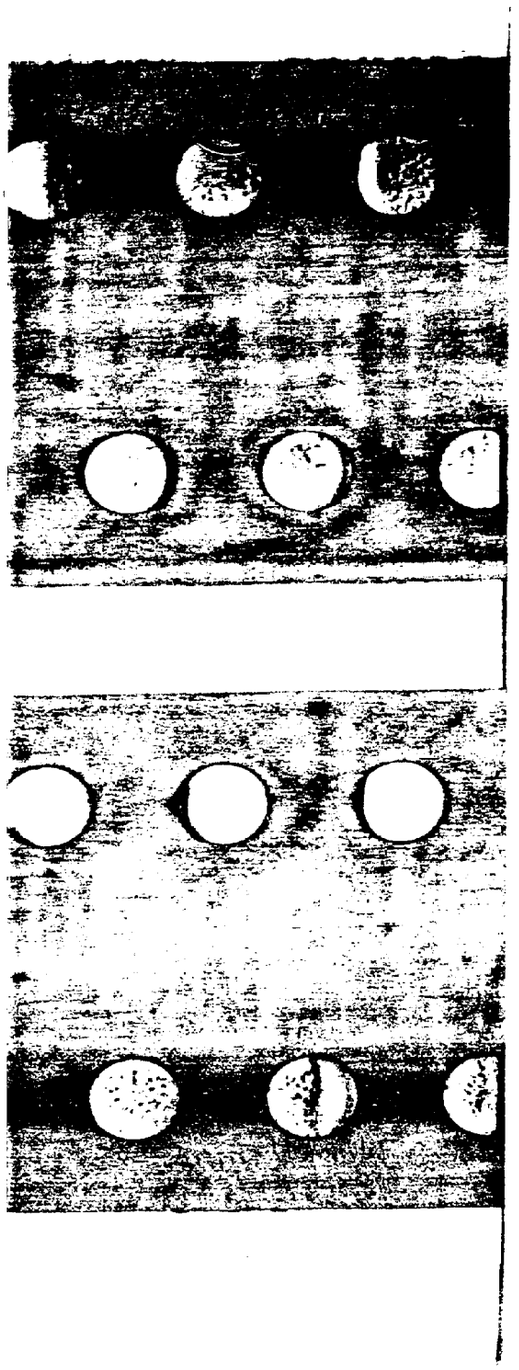
My commission expires: 11-12-89

5875 04/14 0101 03CHECK 2652.50

25009

APR 14 11 29 AM '89

MJP0403891



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

RECEIVED OF _____

FOR _____

BOOK 7817 PAGE 327

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 800001.00
CON TX 2640.00
PRFEE 0.50
MDEED 12.00
TOTAL 2652.50
CHECK 2652.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
04/14/89 01 11:30 0001 5875

2509

IDENTIFICATION

APR 14 11 29 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 200258