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):
Frank Guzikowski
1012 Chancery Lane
Nashville, TN 37215

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Map 154 Group Part of Parcels 28 & 71

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 689, 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 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 12:20 o'clock P.M., 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 Twenty Thousand One and no/100 ($ 120,001.00) 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 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:

PARCEL IV

A tract of land located in Nashville, Davidson County, Tennessee. Being a part of the Swindle Tract as of record in Deed Book 5509, Page 674, of the Register's Office for Davidson County, Tennessee; Being more particularly described as follows:

BEGINNING at the point in the Southwest corner of said tract. Thence North 02°41'39"

East 235.45 feet to a point; thence South 84°34'10" East 195.36 feet to a point; thence South 33°23'13" East 330.94 feet to a point; thence North 80°59'00" West 219.98 feet to a point; thence North 81°36'21" West 172.24 feet to THE POINT OF BEGINNING, containing 70,899.33 square feet or 1.6276 acres.

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.

PARCEL V

A tract of land located in Nashville, Davidson County, Tennessee. Being part of the Wallace Tract as of record in Deed Book 5408, Page 821, of the Register's Office for Davidson County, Tennessee; Being more particularly described as follows:

BEGINNING at a point in the Southeast corner of said tract. Thence North 81°36'21" West 306.28 feet to a point; thence North 01°02'54" West 190.92 feet to a point; thence South 89°55'39" East 317.56 feet to a point; thence South 02°41'39" West 235.45 feet to THE POINT OF BEGINNING, containing 66,187.00 square feet or 1.5194 acres.

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., 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., as Trustee, has executed this instrument on the 13th day of April, 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 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 $ 120,001.00 .

Affiant

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

Jean Patterson
Notary Public

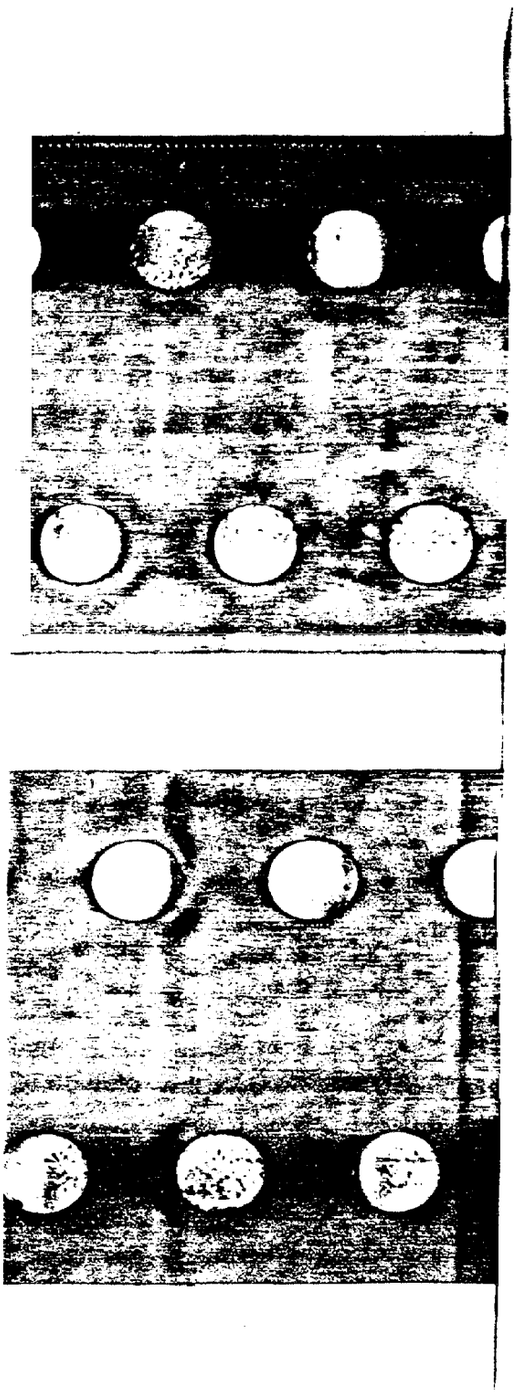
My commission expires: 11-12-89

5877 04/14 0101 03CHECK 405.50

25011

APR 14 11 30 AM '89

MJP0403893



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

RECEIVED OF _____

FOR _____

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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 120001.00
CON TX 396.00
PRFEE 0.50
WDEED 9.00
TOTAL ~~405.50~~
CHECK ~~405.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/14/89 01 11:31 0001 5877

25011.

IDENTIFICATION REFERENCE

APR 14 11 30 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 200260