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Jun 16 3 41 PM '89

BOX C
CAW

FROM: STEPHEN C. BAKER
TRUSTEE

TO: UNION PLANTERS NATIONAL BANK

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel
Union Planters National Bank 3904 Hillsboro Road Nashville, TN 37215	SAME	Map 146-14 Parcels 55 and 56

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 99,800.00 .

5945 06/16 0101 03CHECK 338.84

Monica L. Carlson
AFFIANT

Subscribed and sworn to before me, this the 16th day of June, 1989.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 1/23/93

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TRUSTEE'S DEED

WHEREAS, by deed of trust dated May 28, 1987, of record in Book 7251, page 25, as amended in Book 7312, page 425; as further amended in Book 7518, page 96; as modified in an Extension and Modification Agreement of record in Book 7583, page 612; as re-affirmed under an Instrument of Correction in Book 7808, page 941, and as re-recorded in Book 7824, page 712, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Dukes & Dukes Development Corporation conveyed to Stephen C. Baker, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on Friday, June 9, 1989, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, in bar of all statutory rights of redemption, including, but not limited to that statutory right of redemption as set forth in Tennessee Code Annotated Section 66-8-101, et seq., as amended from time to time, and in bar of all equities of redemption, homestead, dower, and all other exemptions of every kind, all of which are expressly waived in said Deed of Trust; and the advertisement of sale was duly published in the NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on May 18, 25 and June 1, 1989; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Union Planters National Bank, acting through its agent, Jack H. Jennings, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Trustee, pursuant to the bid of Union Planters National Bank, acknowledges receipt of the sum of Ninety-Nine Thousand Eight Hundred and 00/100 Dollars ($99,800.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Union Planters National Bank, a national banking association, its successors and assigns, the following described real estate in Davidson County, Tennessee:

(See Exhibit A attached hereto and incorporated by reference as fully as though copied herein verbatim.)

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Union Planters National Bank, a national banking association, its successors and assigns, forever; and Stephen C. Baker, Trustee, does hereby transfer, assign, and set over unto Union Planters National Bank, all of his right, title and interest in the said property as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Trustee, has executed this instrument on this the 16th day of June, 1989.

Stephen C Baker, Trustee

Stephen C. Baker
Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Baker, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, in Nashville, Tennessee, this 16th day of June, 1989.

Carol A. Wilson

NOTARY PUBLIC

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

1/23/93

Being a tract of land in the First Civil District of Nashville, Davidson County, Tennessee, said tract being generally located along West margin of Franklin Pike and 250 feet more or less South of the centerline of Forest Acres Drive and being more particularly described as follows:

Beginning at an existing iron pipe, said pipe being the Southwest corner of Forest Acres Subdivision, Section One, as of record in Plat Book 1130, page 104, R.O.D.C., and a point in the east line of Forest Acres Section Three, as of record in Plat Book 1424, page 56, R.O.D.C.; thence leaving said iron pipe, and with the south line of said Forest Acres Section One Subdivision S 88 degrees 29 minutes 21 seconds E 1144.76 feet to a iron pin being the southeast corner of Forest Acres Section One; thence; leaving Forest Acres Section One and with the west R.O.W. margin of Franklin Pike S 0 degrees 03 minutes 49 seconds W 701.64 feet to an existing fence post with an iron pin set at base, said post being the northeast corner of the William T. and Thelma S. Bowers property as of record in Deed Book 4623, page 165, R.O.D.C.; thence leaving Franklin Pike and with Bowers existing North Fence line N 84 degrees 28 minutes 56 seconds W 1148.68 feet to an existing fence post with an iron pin set at base, said fence post being the Northwest corner of said Bower property and a point in the east line of said Forest Acres Subdivision, Section Three; thence, leaving said Bowers property and with the East line of Forest Acres, Section Three, N 0 degrees 01 minutes 14 seconds W 621.37 feet to the point of beginning.

Containing 17.37 acres more or less.

Being the same property conveyed to Dukes & Dukes Development Corporation, a Tennessee corporation, by deed of record in Book 7251, page 21, Register's Office for Davidson County.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Lots in Davidson County, Tennessee, being Lot Nos. 1, 2, 3, 4, 5, 6, 9, 10, 11 and 12 on the Plan of Shadowstone, as of record in Plat Book 6900, page 387, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

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	99800.00
CON TX	329.34
PRFEE	0.50
WDEED	9.00
TOTAL	338.84
CHECK	338.84

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/16/89 01 15:44 0001 5945

41907

IDENTIFICATION REFERENCE

JUN 16 3 41 PM '89

No. 220261