THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
White & Reasor
3305 West End Avenue
Nashville, TN 37203

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.
Iroquois Real Estate, Inc. 1601 21st Ave S. Nashville Tennessee 37212	Same	MAP # 116-16-0-B Parcels # 3, 5, 10, 13, 15, 20, 27, 33, 4, 6, 11, 14, 16, 21 32, 37

TRUSTEE'S DEED

FOR AND IN CONSIDERATION OF the sum of Five Hundred Ten Thousand and No/100 ($510,000.00) Dollars the receipt of which is hereby acknowledged, GEORGE R. FUSNER, JR., Trustee, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto IROQUOIS REAL ESTATE, INC., a Tennessee corporation, hereinafter called "Grantee", its successors and assigns, without covenant or warranty, express or implied, certain real estate in Davidson County, Tennessee, described as follows:

> A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, being more fully described as follows:
>
> Beginning at an iron pin set on the north right-of-way line of Hobbs Road at the southwest corner of Part One Evergreen Heights as recorded in Book 1130, page 19, Register's Office for Davidson County, Tennessee, and the southeast corner of Lot 106 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract as recorded in Book 421, page 102 and 103, Register's Office for Davidson County, Tennessee; thence leaving the north right-of-way line of Hobbs Road and with the common line of Evergreen Heights and Royal Oaks north 7 degrees 07 minutes 59 seconds east, 290.01 feet to an iron pin set; thence, north 10 degrees 34 minutes 39 seconds east, 270.77 feet to an existing iron pin; thence, north 08 degrees 22 minutes 47 seconds east, 61.47 feet to an existing iron pin; thence north 12 degrees 07 minutes 47 seconds east, 254.59 feet to a drill hole painted in drain; thence, north 12 degrees 07 minutes 45 seconds east, 325.12 feet to an existing iron pin in the southwest corner of a tract of land conveyed to the City of Nashville of record in Book 2028, page 234, Register's Office for Davidson County, Tennessee; thence, south 77 degrees 51 minutes 56 seconds east, 90.04 feet to an existing iron pin; thence, north 12 degrees 08 minutes 10 seconds east, 80.01 feet to an existing iron pin; thence, north 77 degrees 52 minutes 23 seconds west, 90.00 feet to an existing iron pin on the easterly line of Royal Oaks Land Company Subdivision; thence,

north 12 degrees 07 minutes 45 seconds east, 150.88 feet to an existing P.K. nail in a rock; thence, north 05 degrees 05 minutes 03 seconds east, 233.58 feet to an existing iron pin in the southwest corner of Tom Ragland, et ux., of record in Book 1970, page 193, Register's Office for Davidson County, Tennessee; thence, with the southerly line of Tom Ragland, et ux. south 86 degrees 02 minutes 00 seconds east, 285.47 feet to an existing concrete monument on the westerly line of Evergreen Heights Section Two of record in Book 1835, page 19, Register's Office for Davidson County, Tennessee; thence, south 06 degrees 51 minutes 56 seconds west, 247.62 feet to an existing iron pin; thence south 06 degrees 50 minutes 15 seconds west, 1002.09 feet to an existing iron pin; thence, north 82 degrees 49 minutes 39 seconds west, 42.96 feet to an existing concrete monument; thence, south 03 degrees 42 minutes 02 seconds west, 147.42 feet to an existing concrete monument on the north line of Evergreen Heights - Part One; thence, north 87 degrees 06 minutes 56 seconds west, 119.00 feet to an iron pin set; thence, south 03 degrees 20 minutes 06 seconds west, 255.93 feet to an iron pin set at the north right-of-way line of Hobbs Road; thence, with the north right-of-way line of Hobbs road north 87 degrees 06 minutes 50 seconds west, 236.00 feet to the point of beginning, and containing 11.36 acres, more or less.

BEING the same property conveyed to Iroquois Associates, a joint venture composed of Edward J. Childers, Jr., Charles Campbell Brown, Jr., Bruce G. Davis and Tattersall Fund, Inc., a Georgia corporation, by deed of Robert M. Barnett, of record in Book 6364, page 636, by Deed of Correction to Iroquois Associates, a joint venture composed of Edward J. Childers, Jr., Charles Campbell Brown, Jr., Bruce G. Davis and Robert M. Barnett, by Deed of Correction from Robert M. Barnett, of record in Book 6554, page 674, by Deed of Walter Keith, IV, et ux., of record in Book 6557, page 776, and by Deed of K.C. Ptomey, et ux., of record in Book 6557, page 779; all of the Register's office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, THE FOLLOWING:

Lot Nos. 1, 2, 7, 8, 9, 12, 17, 18, 19, 22, 23, 24, 25, 26, 28, 29, 30, 31, 34, 35, 36, 38, 39, and 40, as shown on the Plan of the Iroquois of Nashville, as of record in Book 6250, pages 636 and 637, as revised in Book 6250, pages 723 and 724, and further revised in Book 6900, pages 61 and 62, all of the Register's Office for Davidson County, Tennessee, to which plats reference is hereby made for a more complete and accurate description thereof.

BEING part of the same property conveyed to Iroquois Associates, by deeds of record in Book 6364, page 636, Book 6554, page 674,

Book 6557, page 776, and Book 6557, page 779, all of the Register's Office for Davidson County, Tennessee.

This conveyance is made pursuant to the powers conferred upon Grantor by that Deed of Trust and Security Agreement dated May 15, 1985 executed by Iroquois Associates, a Tennessee joint venture, to George R. Fusner, Jr., Trustee, and recorded in Book 6557, page 782, Register's Office for Davidson County, Tennessee. As set forth in the Trustee's Sale and Foreclosure Notice, a copy of which is attached hereto as Exhibit "A", published pursuant to the aforementioned Deed of Trust and Security Agreement and applicable law in The Nashville Record on June 8, 15, and 22, 1989, default has been made in the terms, conditions, provisions, and payments provided for in the aforementioned Deed of Trust and Security Agreement, and the sale at foreclosure of the above-described property was scheduled for Thursday, July 6, 1989 at 10:00 a.m. at the South (Main) Door of the Metropolitan Courthouse, Nashville, Davidson County, Tennessee. That foreclosure sale has been held and concluded as provided in the foreclosure notice.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 6th day of July, 1989.

"GRANTOR"

GEORGE R. FUSNER, JR., TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Valerie Lynn Van Eaton, a Notary Public of the State and County aforesaid, GEORGE R. FUSNER, JR., TRUSTEEE, 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 6th day of July, 1989.

Notary Public

My commission expires: 7-10-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $510,000.00

AFFIANT

SUBSCRIBED and sworn to before me, this 6th day of July, 1989.

Notary Public

My commission expires: My Commission Expires Nov. 12, 1990

EXHIBIT A

TRUSTEE'S SALE AND FORECLOSURE NOTICE

Default having been made in the terms, conditions, provisions, and payments provided for in a certain Deed of Trust and Security Agreement dated May 15, 1985 to secure an indebtedness as described therein, executed by Iroquois Associates, a Tennessee joint venture, to George R. Fusner, Jr., Trustee, and recorded in Book 6557, page 782, Register's Office for Davidson County, Tennessee, and all of the secured indebtedness having become due and payable as provided in said Deed of Trust and Security Agreement at the option of the lawful owner and holder of the same; I, George R. Fusner, Jr., Trustee, acting upon the demand of Security Federal Savings and Loan Association of Nashville, the lawful owner and holder of said indebtedness, to foreclose said Deed of Trust and Security Agreement by virtue of the power and authority vested in me as such Trustee, will, on

JULY 6, 1989

at 10:00 o'clock a.m. of the South (Main) Door of the Courthouse in Nashville, Davidson County, Tennessee, sell at public outcry to the highest bidder for cash, free from the equity of redemption, statutory right of redemption, homestead, dower, and all other exemptions of every kind, which have been expressly waived in said Deed of Trust and Security Agreement, the following described real property in Davidson County, Tennessee:

> A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, being more fully described as follows:
>
> Beginning at an iron pin set on the north right-of-way line of Hobbs Road at the southwest corner of Part One Evergreen Heights as recorded in Book 1130, page 19, Register's Office for Davidson County, Tennessee, and the southeast corner of Lot 106 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract as recorded in Book 421, page 102 and 103, Register's Office for Davidson County, Tennessee; thence leaving the north right-of-way line of Hobbs Road and with the common line of Evergreen Heights and Royal Oaks north 7 degrees 07 minutes 59 seconds east, 290.01 feet to an iron pin set; thence, north 10 degrees 34 minutes 39 seconds east, 270.77 feet to an existing iron pin; thence, north 08 degrees 22 minutes 47 seconds east, 61.47 feet to an existing iron pin; thence north 12 degrees 07 minutes 47 seconds east,

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BEING part of the same property conveyed to Iroquois Associates, by deeds of record in Book 6364, page 636, Book 6554, page 674, Book 6557, page 776, and Book 6557, page 779, all of the Register's Office for Davidson County, Tennessee.

This property is generally known as The Iroquois. A portion of the property to be sold appears on the plats described above as lots. Those lot numbers have street addresses as follows:Lot 3 - 105 Wentworth Avenue; Lot 4 - 107 Wentworth Avenue; Lot 5 - 109 Wentworth Avenue; Lot 6 - 111 Wentworth Avenue; Lot 10 - 119 Wentworth Avenue; Lot 11 - 121 Wentworth Avenue; Lot 13 - 129 Wentworth Avenue; Lot 14 - 131 Wentworth Avenue; Lot 15 - 133 Wentworth Avenue; Lot 16 - 135 Wentworth Avenue; Lot 20 - 132 Wentworth Avenue; Lot 21 - 130 Wentworth Avenue; Lot 27 - 118 Wentworth Avenue; Lot 32 - 203 Wentworth Circle; Lot 33 - 205 Wentworth Circle; and Lot 37 - 106 Wentworth Avenue, all in Nashville, Davidson County, Tennessee. The balance of the Property to be sold has no designated street address, but is located generally at the intersection of Hobbs Road and Lynnwood Boulevard in Nashville, Davidson County, Tennessee.

Said sale is subject to the following:

1. 1989 Metropolitan Government of Nashville and Davidson County real property taxes, a lien, but not presently due and payable;

2. Encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey or inspection of the premises;

3. Easements or claims of easements not shown by public records;

4. Any and all unpaid taxes and special assessments;

5. Any and all restrictions, easements, set-back lines, deeds of trust, or other prior encumbrances of record, including rights of redemption of any governmental agency, state or federal;

6. Any zoning ordinance of the Metropolitan Government of Nashville and Davidson County, Tennessee;

7. Title to that portion of the premises embraced within the bounds of any public roads or highways;

8. No warranty, express or implied, is made by the Trustee or the holder of the indebtedness as to the condition of the property or the improvements located thereon;

9. Easements for Sanitary Sewers and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 3432, page 467, Book 4154, page 212, Book 4159, page 136, Register's Office for Davidson County, Tennessee.

10. Easements for ingress and egress granted to the City of Nashville in Book 2028, page 234, Register's Office for Davidson County, Tennessee.

11. Easement for right-of-way granted to Albert L. Menefee by decree of the Chancery Court of Davidson County, Tennessee, entered in Minute Book 61, page 307.

12. Plan of record in Book 1130, page 19, Register's Office for Davidson County, Tennessee shows a 100 foot minimum building setback line from Hobbs Road, and a 10 foot easement for utility purposes along the rear line of the westerly 20 feet of Lot 20, Lot 21, and Lot 22, all of said lots being incorporated in the description above.

13. Nashville Electric Service easement as shown on the survey of Turner Engineering Company dated July 26, 1979.

14. Storm Water Detention Agreement dated September 6, 1984, between Iroquois Associates and the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6400, page 650, Register's Office for Davidson County, Tennessee.

The Trustee, at his sole discretion, may at the time and place appointed above for this sale in order to accomplish the most advantageous sale and consequent discharge of his trust obligation under the circumstances, reserves the right to do any or all of the following:

1. By oral announcement, Trustee may elect to adjourn the sale to another time during regular business hours on a different day, but at the same place, so long as no potential purchaser is thereby precluded from placing a bid;

2. By oral announcement, Trustee may elect to delay the sale for a reasonable time during regular business hours, on the same day, to be continued at the same place at the announced time, in order to enable any bona fide bidder to determine and submit a bid, so long as no potential purchaser is thereby precluded from placing a bid; and/or

3. By oral announcement, Trustee may elect to sell the property in such lots, parcels, segments, or separate estates as may accomplish the most advantageous sale and consequent discharge of his or her trust obligation under the circumstances, and to this end Trustee may sell the property first in whole and then in part, and ultimately consummate the sale in whichever manner produces the most advantageous result.

THIS the 5th day of June, 1989.

GEORGE R. FUSNER, JR., TRUSTEE

Insertion Dates:
June 8, 15, and 22, 1989.

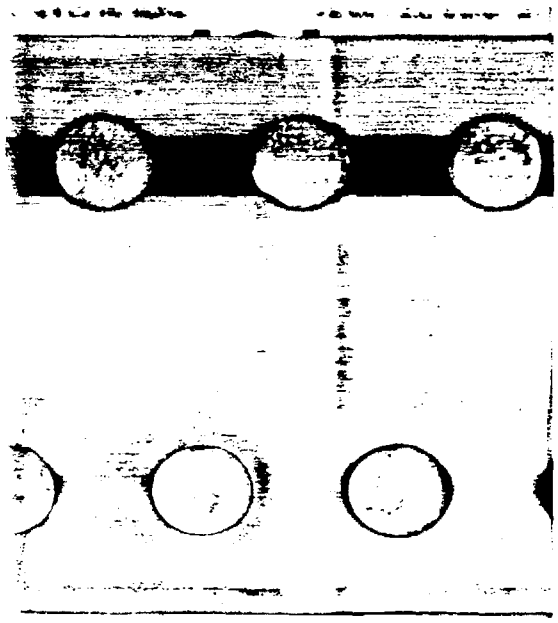
ATTORNEYS FOR SUCCESSOR TRUSTEE:

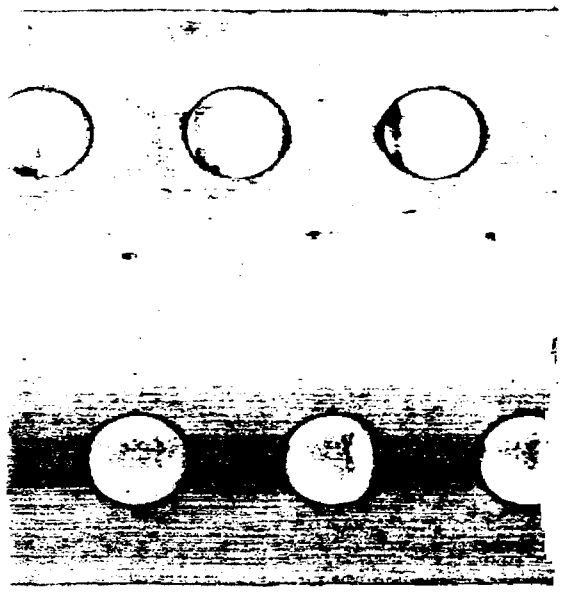
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203
(615) 383-3345

47323

Jul 7 8 51 AM '89

2853 07/07 0101 03CHECK 1711.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7883 PAGE 124

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 510000.00
				CON TX 1683.00
				PRFEE 1.00
				WDEED 27.00
				TOTAL 1711.00
				CHECK 1711.00
07/07/89	01			08:54 0001 2853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47323

IDENTIFICATION REFERENCE

Jul 7 8 51 AM '89

FELIX Z WILSON CT REGISTER
DAVIDSON COUNTY, TN

No. 226565