THIS INSTRUMENT PREPARED BY:
B. GAIL REESE
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219
(615) 244-0030

BOOK 7975 PAGE 196

Name of Buyer	Send Tax Bills To:	Map-Parcel
Citizens Fidelity Bank and Trust Company d/b/a Citizens Fidelity Mortgage Company Citizens Plaza Louisville, Kentucky 40296	Same	Map 34-2 Parcel 102

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 9, 1987, and recorded in Book 7376, Page 428, in the Register's Office for Davidson County, Tennessee, Sharondale Rivergate Business Center, a Tennessee general partnership, conveyed to Michael B. Cassady, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of said Deed of Trust having appointed B. Gail Reese as Successor Trustee by instrument of record in Book 7945, Page 262, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the terms and conditions of the Deed of Trust, and the beneficiary requested the undersigned to advertise and sell the property under the terms and provisions of the Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the property was by the undersigned advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 25th day of October, 1989, at the main door of the courthouse of Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the property for sale at public outcry to the highest and best bidder for cash (or credit

upon the indebtedness secured if the holder of the secured indebtedness were successful bidder) at which sale, Citizens Fidelity Bank and Trust Company d/b/a Citizens Fidelity Mortgage Company ("Grantee"), being the highest and best bidder, became the purchaser of the property at and for the sum of Two Million Dollars and No Cents ($2,000,000.00).

NOW, THEREFORE, in consideration of the premises contained herein, the undersigned, B. Gail Reese, Successor Trustee, does hereby grant, bargain, sell and convey to the Grantee, in fee simple forever, the property described as follows:

Being a tract of land in the Tenth Councilmanic District of Davidson County, Tennessee which is Lot 3 on the Plan of Rivergate Place, shown on the plat of record in Plat Book 6900, Page 368 in the Register's Office of Davidson County, and being more particularly described as follows:

From the centerline of Gallatin Pike southeasterly an approximate distance of 612 feet along the east margin of the 85 feet R.O.W. of Myatt Drive to the point of beginning, said point being a concrete monument and the southwest corner of the James R. McKinney Property as of Record in Book 4770, Page 24 R.O.D.C.; thence N 54° 28' 3" E with McKinney's south line a distance of 310.09 feet to a point; said point being the southeast corner of Lot 2 of Rivergate Place; thence along the southerly margin of Lot 2 N 54° 27' 57" E a distance of 295.53 feet to a concrete monument; thence N 48° 18' 46" W a distance of 38.84 feet; thence N 44° 20' 28" E a distance of 197.63 feet; thence N 46° 56' 15" W a distance of 215.55 feet to a point, said point being on the southerly margin of Lot 1 of Rivergate Place; thence along the southerly margin of Lot 1 N 28° 43" 26" E a distance of 180.25 feet to a point; thence N 44° 20' 28" E a distance of 152.07 feet to a point, said point being the eastermost corner of Lot 1; thence N 46° 08" 18" W a distance of 107.34 feet to an iron pin said point being the southwest corner of the L. B. Smith Property as of record in Book 6488, Page 787 R.O.D.C.; thence along the southerly margin of the Smith Property N 39° 40' 50" E a distance of 180.44 feet to the westerly margin of Cude Lane; thence along the westerly margin of Cude Lane S 45° 39' 32" E a distance of 794.00 feet to a point, said point being the northeast corner of W. A. Chapman Property as of Record in Book 3218, Page 61; thence along Chapman's north line S 44° 19' 26" W a distance of 234.77 feet to an iron pin; thence leaving the northerly margin of the Chapman Property N 45° 40' 34" W a distance of 90.00 feet to a point on the easterly margin of Lot 4 of Rivergate Place; thence along the margin of Lot 4 N 45° 40' 34" W a distance of 170.00 feet to a point; thence S 89° 19' 26" W a distance of 63.64 feet to a point; thence S 44° 19' 26" W a distance of 249.59 feet to a point; thence S 35° 31' 57" E a distance of 8.88 feet to a point; thence S 54° 28' 00" W a distance of 779.10 feet to a point on the easterly margin of Myatt Drive; thence along Myatt Drive with a curve to the right with radius of 5689.58 feet a distance of 43.02 feet a chord distance of 43.02 and a chord bearings of N 37° 25' 33" to the point of beginning and containing 7.315 AC more or less.

Being the same property conveyed to Sharondale Rivergate Business Center by deed of record in Book 7376, Page 425, in the Register's Office for Davidson County, Tennessee.

To have and to hold said real estate unto the Grantee, its successors and assigns, forever in fee simple.

The sale was advertised and made as Successor Trustee only, without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as Successor Trustee, but not otherwise, hereby assigns and sets over to the Grantees, all of the covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, B. Gail Reese, Successor Trustee, has executed these presents this 30th day of October, 1989.

MANIER, HEROD, HOLLABAUGH & SMITH

BY: B. Gail Reese, Successor Trustee
B. GAIL REESE, SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Melanie B. Grant, a Notary Public within and for the State and County aforesaid, personally appeared B. Gail Reese, Successor Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand at office this 30th day of October, 1989.

Melanie B. Grant
Notary Public

My Commission Expires: 5-8-91

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $2,000,000.00.

B. Gail Reese, Successor Trustee

Sworn to and subscribed before me this 30th day of October, 1989.

Melanie B. Grant
Notary Public

My Commission Expires: 5-8-91

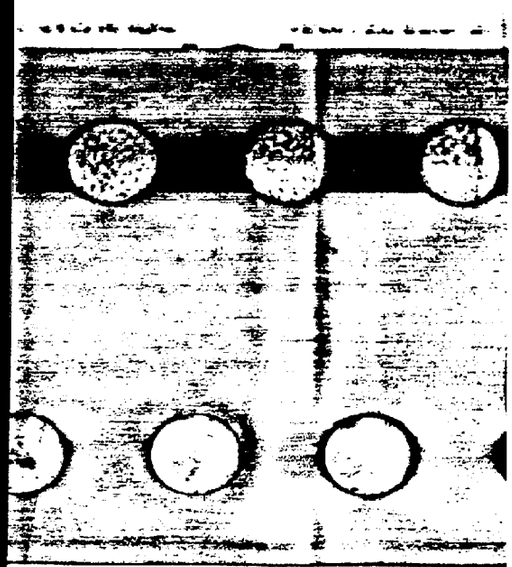
78939

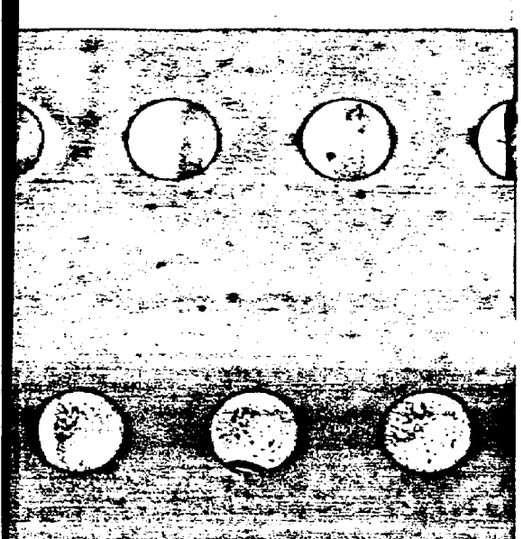
IDENTIF. REFERENCE

Nov 2 3 40 PM '89

RECEIVED

723 11/02 0101 03CHECK 6610.00





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

RECEIVED OF _____

FOR _____

BOOK 7975 PAGE 199

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 2000000.00
				CON TX 6600.00
				PRFEE 1.00
				MDEED 9.00
				TOTAL 6610.00
				CHECK 6610.00
			11/02/89 01	15:41 0001 0723

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78939

IDENTIF. REFERENCE

Nov 2 3 40 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 263612