file box 8/jcb

THIS INSTRUMENT PREPARED BY: WILKINS & IVEY, ATTORNEYS
2405 Crestmoor Road, Nashville, Tennessee 37215

BOOK 7978 PAGE 299

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS:**
Peter J. Zimmerman	SAME	MAP 130-03
606 Jackson Blvd.		PARCEL 003
Nashville, TN 37205		BM-06375

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Glenn G. Dukes, unmarried, by these presents do hereby quitclaim and convey unto Peter J. Zimmerman and wife, Leigh Morel Zimmerman, their heirs and assigns, all his right, title and interest in and to the following tract of land:

LAND in Davidson County, Tennessee being part of Lot No. 9 of Block "A" on the Plat of Belle Meade Subdivision, No. 2, of record in Plat Book 421, page 51, and a 10 foot strip at the rear thereof, of record in Register's Office, Davidson County, Tennessee.

SAID part of Lot No. 9 of said 10 foot strip are a part of the Belle Meade Deer Park, and are described as follows:

SAID part of Lot No. 9 and said 10 foot strip front 300 feet along center line of Jackson Boulevard and extend back between lines 670 feet along the northerly margin of Lot No. 10 to a deadline in the rear on which they measure 300 feet. Included within the boundaries of the above description is the 10 foot reserved strip at the rear as shown on the recorded plan.

BEING the same property conveyed to Glenn G. Dukes, a single person by deed from Robert L. Jackson, Trustee of record in Book 6902, page 603, Register's Office for Davidson County, Tennessee.

This deed also is executed pursuant to the ORDER of The United States Bankruptcy Court for the Middle District of Tennessee, Nashville Division, Case No. 389-01027, a copy of said order is attached hereto as "Exhibit A".

80027.

IDENTIF. REFERENCE

NOV 7 10 5= AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

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SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand(s) this 6th day of November, 19 89.

Glenn G. Dukes

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of November, 19 89, before me personally appeared Glenn G. Dukes, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the President (or other officer authorized to execute the instrument), of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by _____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19____.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 1,060,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of November, 19 89.

Notary Public

My Commission Expires: 9/26/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Attest:
A True Copy
Certified this 11-3-89
U.S. Bankruptcy Court
By M Moore
Deputy Clerk

"EXHIBIT A"

RECEIVED FOR ENTRY
8:00 A. M.
By P. Vaughan
DEPUTY CLERK
OCT 24 1989

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:) BK NO. 389-01027
GLENN G. DUKES,) Judge Lundin
) Chapter 11
Debtor.)

BOOK 7978 PAGE 301

ORDER AUTHORIZING SALE OF 600 JACKSON BOULEVARD, NASHVILLE, TENNESSEE, FREE AND CLEAR OF LIENS, CLAIMS AND INTERESTS

In accordance with the findings of fact and conclusions of law filed herewith, it is hereby

1. ORDERED, that Glenn G. Dukes, in his capacity as debtor-in-possession is hereby authorized to enter into the contract for sale of real estate submitted by Peter J. Zimmerman, a copy of which is attached to the motion, and to sell the estate's interest in the real property known as 600 Jackson Boulevard, Nashville, Tennessee ("Property"), pursuant thereto, and is further authorized to execute all deeds, bills of sale and other documents necessary to complete this sale to Peter J. Zimmerman, or his assignee; and is further authorized and directed to execute and deliver all other documents, do all other things and take all further actions as may be necessary or appropriate to the performance of the obligations as contemplated by the contract and this order, including, but not limited to, executing additional or supplemental agreements as may be reasonably required to effect the transaction contemplated hereby;

2. It is further ORDERED that debtor-in-possession is hereby

OCT 24 1989 Certificate of Mailing pv

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authorized and empowered to consummate a sale of the property free and clear of any and all liens, claims, and interests therein including,but not limited to, items 2(a), 2(d), 4, 5, 6, 7, 8, 9, 10, 11, and 12 contained in the title insurance commitment number 28667, attached as Exhibit A to the Zimmerman contract, it being the ruling of this Court that this order shall operate in all respects to fully divest any and all liens, claims and interests from the property as of the moment of delivery of the deed by the debtor-in-possession to Zimmerman at the closing, and that each such lien, claim or interest shall attach solely to the cash proceeds of sale in relative order of priority as determined by law, pending such further determination as to amount and priority of claims to such proceeds as may be required in the absence of agreement;

3. It is further ORDERED that from the proceeds of sale, at closing, the debtor-in-possession shall pay to the Metropolitan Government of Nashville and Davidson County, Tennessee, and to the City of Belle Meade, cash proceeds of the sale sufficient to satisfy the claims of those claimants for taxes for years prior to 1989 in full to the extent secured by a lien upon said property, thereby satisfying those liens for those years in full as required by paragraph 10 of the contract;

4. It is further ORDERED that in order to adequately protect the asserted claim of the Federal Deposit Insurance Corporation, debtor-in-possession shall escrow from the cash sale proceeds and deposit in an interest-bearing account at an FDIC insured financial

institution in Nashville, Tennessee, the sum of $169,411.45 plus $40.69 per day from the date of the debtor's bankruptcy petition until the date of closing of the sale, to be held pending determination of any dispute between the FDIC and any other interested party or parties regarding FDIC's entitlement to payment of such proceeds and the interest earned thereon on deposit of same;

5. It is further ORDERED that debtor-in-possession shall escrow and deposit in an interest-bearing account at one or more FDIC insured financial institutions in Nashville, Tennessee, the balance of cash proceeds received upon sale of the property to be held at interest pending determination of the relative rights and priorities among claimants with respect thereto;

6. It is further ORDERED that this order supercedes the Court's previous "Order Authorizing Sale of Property Outside the ordinary course of business pursuant to 11 U.S.C. § 363(b) and (f)," with respect to the same property entered June 9, 1989.

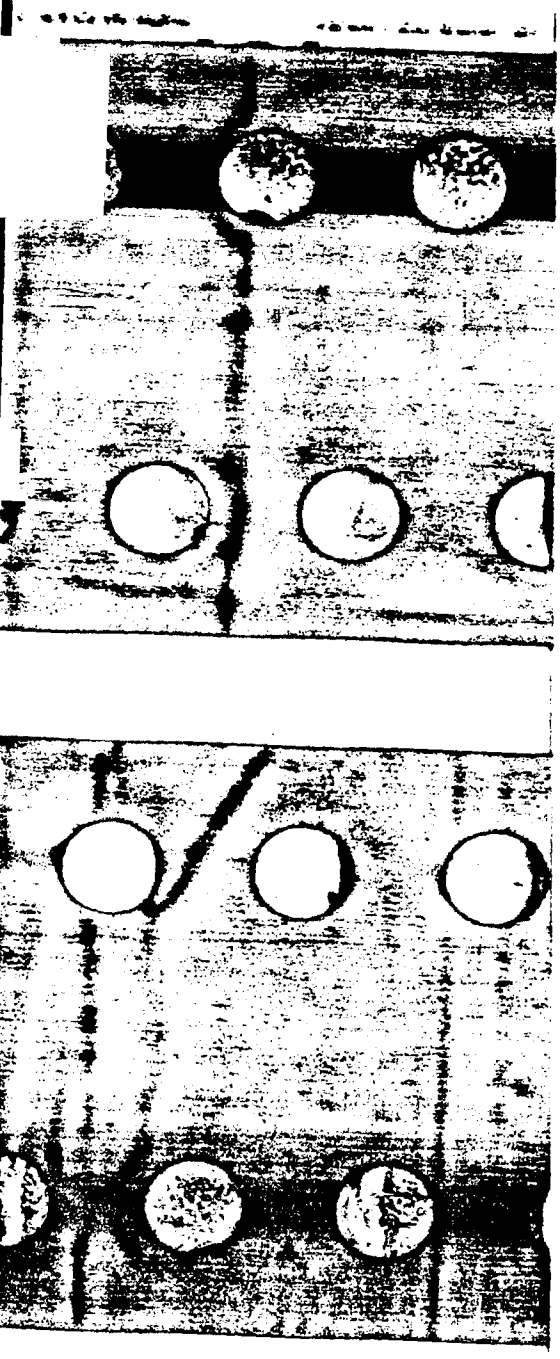
ENTER: 23 Oct 1989

KEITH M. LUNDIN
U. S. BANKRUPTCY JUDGE

Prepared By:

Wm. Caldwell Hancock
303 Church Street, Suite 102
Nashville, TN 37201
(615) 726-0915

Attorney for Debtor-in-Possession



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7978 PAGE 304

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 1060000.00
CON TX 3498.00
PRFEE 1.00
TDEED 15.00
ERR CO
TDEED 15.00-
MISC 15.00
TOTAL 3514.00
CHECK 3514.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/07/89 01 10:52 0001 201(

80027

IDENTIF. REFERENCE

NOV 7 10 52 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 264880