This Instrument Prepared By:
Snodgrass & Snodgrass, Attorneys
2300 21st Avenue South
Nashville, Tennessee 37212

NEW OWNER AND TAX BILLS:
HOMEMAKERS, INC.
608 LYNWOOD BLVD.
NASHVILLE, TN 37205

MAP: 92-12
PAR: 240
9W-1820

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

T. Turner Snodgrass

Subscribed and sworn to before me, this the 7th day of November 1989.

Notary Public
My Commission expires: March 27, 1993

NOTARY PUBLIC

TRUSTEE'S DEED

This deed made and entered into this 7th day of November, 1989, by and between T. TURNER SNODGRASS, Substitute Trustee, under an appointment of record in Book 7954, page 18, Register's Office for Davidson County, Tennessee, Party of the First Part, and HOMEMAKERS, INC., A Tennessee Corporation, Party of the Second Part,

WITNESSETH

WHEREAS by Warranty Deed dated July 7, 1986 of record in Book 6913, page 332, Register's Office for Davidson County Tennessee, Homemakers, Inc., a Tennessee Corporation, conveyed certain property including the property described herein to Lyndal Roberts and wife, Margaret Roberts, and to receive payment of the balance of the purchase price thereof took a Deed of Trust Note in the amount of Five Hundred Seventy-Eight Thousand ($578,000.00) Dollars secured by a Deed of Trust on said described property recorded in book 6913, page 344 said Register's Office; and

WHEREAS, default having been made in the payment of said note and the holder thereof having directed the First Party, as Substitute Trustee, to sell said property as provided by said Deed of Trust, the First Party did on September 7, September 14 and September 21, 1989, advertise in a newspaper of general circulation in Davidson County, Tennessee, being the NASHVILLE RECORD, said property to be sold on the 2nd day of November, 1989, and pursuant to said notice, on that day at the hour of 10:00 a.m., the First Party did offer said property for sale at the front door of the Courthouse at Davidson County, Tennessee, and sold said property to HOMEMAKERS, INC., a Tennessee Corporation at a price of Eighty Thousand ($80,000.00) Dollars, this being the highest, last and best bid, said sale being subject to any and all unpaid taxes.

NOW, THEREFORE, the First Party has this day bargained and sold and does hereby sell, transfer and convey unto the Second Party, its successors and assigns, the real estate located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 196 in Boyd's Home Tract in Nashville, Tennessee, of record in Book 21, Page 39, Register's Office for said County.
>
> Said Lot No. 196 fronts 50 feet on the south side of State Street, and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Venus Properties, Inc. by deed from Lyndal Roberts and wife, Margaret Roberts, of record in Book 7791, page 602, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1705 State Street, Nashville, Tennessee, 37203.

TO HAVE AND HOLD, the same together with all improvements thereon, to the Party of the Second Part, its successors and assigns, in fee simple forever, and in bar of all rights of equity of redemption or statutory right of redemption.

The First Party, as Substitute Trustee, does hereby transfer, assign and set over to the Second Party all of the covenants and warranties contained in the Deed of Trust referred to above and does hereby warrant the title as fully as he is authorized to do as Trustee, but no further or otherwise.

WITNESS the signature of the First Party on this the day and date first written above.

T. Turner Snodgrass Sub. Trustee

T. TURNER SNODGRASS
Substitute Trustee

FELIX P. WILSON REGISTER
DAVIDSON COUNTY TN.
10 2 51 PM '89
MAIL ENV.
IDENTIF. TREFERENCE

8 1 1 9 2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, STEWART F. KREISLE, a Notary Public in and for said County and State, the within named T. TURNER SNODGRASS, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

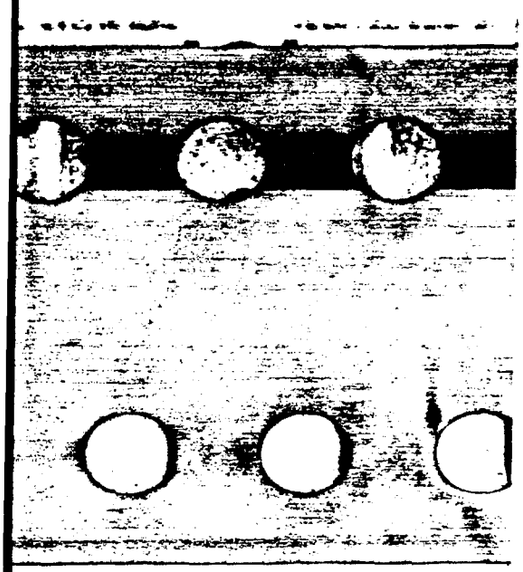
WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of November, 1989.

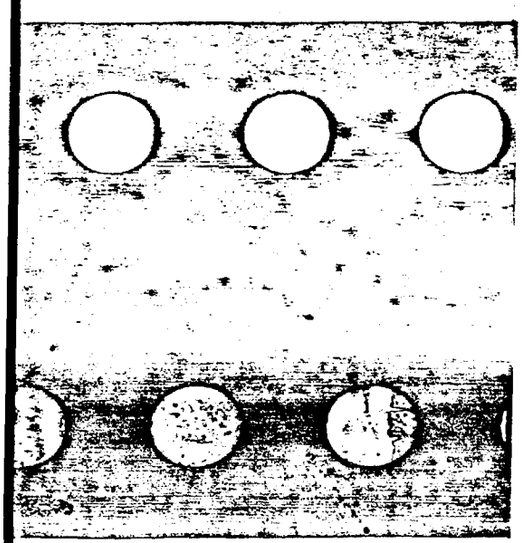
NOTARY PUBLIC

Notary Public

My Commission exprires: March 27, 1993

271.00





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

RECEIVED OF _____

FOR _____

BOOK 7981 PAGE 284

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 80000.00
CON TX 264.00
PRFEE 1.00
MTGFEE 6.00
TOTAL 271.00
CHECK 271.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/10/89 01 14:51 0001 3385

81192

IDENTIF. REFERENCE

Nov 10 2 51 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 266230