Box 6
CAW

FROM: ARTHUR R. WELHOELTER
TRUSTEE

BOOK 7993 PAGE 464

TO: TENNESSEE VILLAGE ASSOCIATES, LTD.,
A Tennessee Limited Partnership

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel
Tennessee Village Associates, Ltd. c/o Clyde Lee 2147 Belcourt Avenue Nashville, TN 37212	SAME	Map 91-8 Parcels 163 and 150

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 1,000.00.

AFFIANT

Subscribed and sworn to before me, this the 21st day of November, 1989.

Billie K. Sellers
NOTARY PUBLIC

My Commission Expires: May 8, 1991

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

TRUSTEE'S QUITCLAIM DEED

WHEREAS, by Deed of Trust, Mortgage and Security Agreement dated December 15, 1986, of record in Book 7069, page 333, as re-recorded in Book 7120, page 830, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Tennesee Village Partners, Ltd., a Tennessee limited partnership conveyed to Arthur R. Welhoelter, 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 Arthur R. Welhoelter, Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Arthur R. Welhoelter, 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 Monday, November 27, 1989, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public venue to the highest bidder for cash, free from equity of redemption, statutory right of redemption, homestead, dower, and all other rights and 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 November 2, 9 and 16, 1989; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Tennessee Village Associates, Ltd., a Tennessee limited partnership, acting through its agent, Clyde W. Lee, was the highest bidder;

NOW, THEREFORE, the undersigned, Arthur R. Welhoelter, Trustee, pursuant to the bid of Tennessee Village Associates, Ltd., acknowledges receipt of the sum of ONE THOUSAND AND NO/CC Dollars ($ 1,000.00), 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 Tennessee Village Associates, Ltd., a Tennessee limited partnership, its successors and assigns, the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT ONE

Land in Davidson County, Tennessee, being Lots Nos. 47, 48, 49 and 70 on the unrecorded map of the Beatrice Lockhart Land, and the south part of Lot No. 8 on the plan showing a subdivision of Lot 27, et al, Clifton Plan of Lots, as of record in Book 161, page 68, Register's Office for said County, and being more particularly described according to a survey by John Kohl & Company, P.C. dated May 30, 1986, Job No. 55169, as follows:

Beginning at a point at the northwest intersection of Kentucky Avenue and 44th Avenue North, the southeast corner of the herein described tract, thence along the north right of way of Kentucky Avenue, S 84° 27' 05" W, 364.5' to a point; thence leaving said right of way, N 4° 53' 20" W, 298.11' to a point in the south right of way of Tennessee Avenue, thence continuing along said right of way N 84° 30' 00" E, 382.75' to a point at the southwest intersection of Tennessee Avenue and 44th Avenue North, thence continuing along the westerly right of way of said 44th Avenue North, S 4°, 27' 38" W, 135.58' to the beginning of a curve; thence along a curve to the left having a radius of 439.22', a distance of 148.57' to a point; thence continuing along said westerly right of way of 44th Avenue North, S 14° 55' 11" E, 16.61' to the point of beginning and containing 2.489 acres, more or less.

TRACT TWO

Land in Davidson County, Tennessee, described according to a survey by John Kohl & Company, dated May 30, 1986, Job No. 55169, described as follows:

Beginning at a point at the northwest intersection of Tennessee Avenue and 44th Avenue North, thence along the north right of way of Tennessee Avenue, S 84° 30' 00" W, 1149.54' to a point; thence leaving said right of way N 5° 30' 00" W, 347.00' to a point; thence N 88° 59' 00" E, 946.82' to a point in the westerly right of way of the Louisville and Nashville Railroad property; thence along a curve to the right having a radius of 1884.86', a distance of 121.06' to a point; thence along a curve to the right having a radius of 2839.79' a distance of 220.97' to the point of beginning and containing 7.392 acres, more or less.

Being the same property conveyed to Tennessee Village Partners, Ltd. by Special Warranty Deed from Tennessee Village Associates, Ltd., a Tennessee limited partnership, of record in Book 7069, page 329, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Tennessee Village Associates, Ltd., a Tennessee limited partnership, its successors and assigns, forever; and Arthur R. Welhoelter, Trustee, does hereby transfer, assign, and set over unto Tennessee Village Associates, Ltd., all of his right, title and interest in the said property as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Arthur R. Welhoelter, Trustee, has executed this instrument on this the 27TH day of November, 1989.

Arthur R. Welhoelter
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 Arthur R. Welhoelter, 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 27TH day of November, 1989.

Billie K. Sellers
NOTARY PUBLIC

My Commission Expires:

May 8, 1991

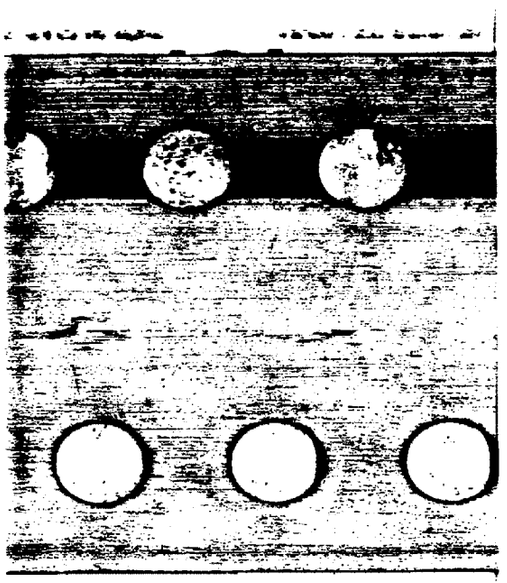
8271 11/29 0101 03CHECK 13.30

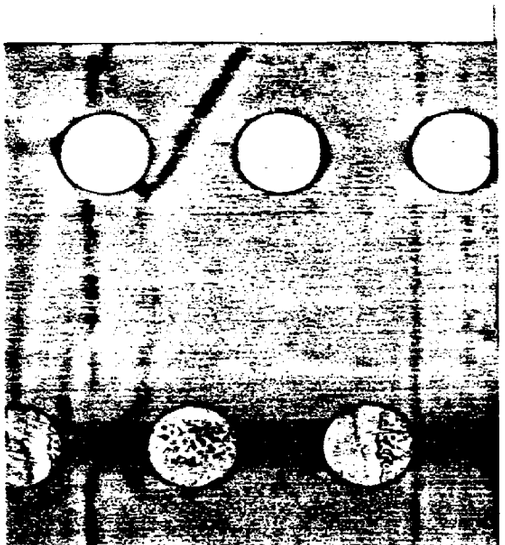
85279

IDENTIF. REFERENCE

NOV 29 11 30 AM '89

FEE $ WILSON II REGISTER
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7993 PAGE 467

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 1000.00
CON TX 3.30
PRFEE 1.00
WDEED 9.00
TOTAL 13.30
CHECK 13.30

11/29/89 01 11:28 0001 8271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85279

IDENTIF. REFERENCE

NOV 29 11 30 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 271058