Box 43

TRUSTEE'S DEED

5746 12/18 0101 03CHECK 353.50

This instrument prepared by:
Adams, Taylor, Philbin, Pigue & Marchetti
One Union Street
Nashville, Tennessee 37215

Michael J. Philbin,
Successor Trustee

to

Northwest Enterprises Inc.,
an Arkansas Corporation
P. O. Box 464
Rogers, Arkansas 72757
SEND TAX BILLS HERE
NO MORTGAGEE

Map #104-4
Parcel #99
Field Book #10W-06415

WHEREAS, Film Trust of Arkansas, Inc., executed a deed of trust on the 16th day of January, 1989, which was recorded in Book 7913, Page 78, Register's Office, Davidson County, Tennessee, conveying to Chicago Title Insurance Company, Trustee, the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 7976, Page 498, Register's Office, Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record Newspaper, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: December 18, 1989 at 10:00 a.m. at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash free from the statutory right of redemption, homestead, dower and all other exemptions which were expressly waived in said Deed of Trust; and

WHEREAS, Albert Awakim being the highest and best bidder at said sale with a bid of One Hundred Five Thousand and 00/100 Dollars ($105,000.00), was duly declared the purchaser; and

WHEREAS, Albert Awakim subsequently assigned his right to purchase the property to Northwest Enterprises Inc., an Arkansas corporation, the Grantee named herein.

NOW, THEREFORE, in consideration of the premises and the further consideration of One Hundred Five Thousand and 00/100 Dollars ($105,000.00), paid by Northwest Enterprises, Inc., the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Northwest Enterprises, Inc., its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot No. 6 on the Map of W. H. Brown's Subdivision of part of Lot 17, O.B. Hayes Plan of Large Lots, of record in Book 332, Page 37, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the east side of 18th Avenue, South, formerly Lamar Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Film Trust of Arkansas, Inc. by deed of record in Book 7753, Page 683, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1102 18th Avenue, South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Northwest Enterprises, Inc., its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to Northwest Enterprises, Inc., its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 18th day of December, 1989.

Michael J. Philbin, Trustee

Michael J. Philbin,
Successor-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 Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of December, 1989.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: 5-20-92

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $105,000.00.

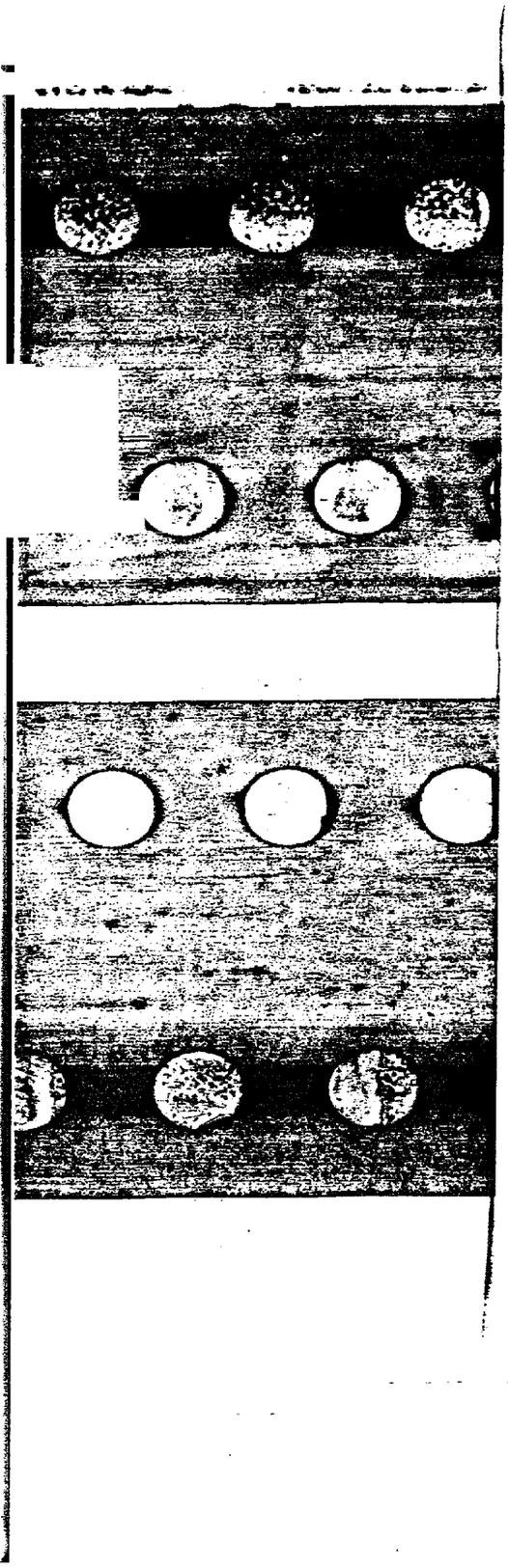
Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of December, 1989.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: 5-20-92

0 0 9 0 3 DEC 18 3 39 PM '89
IDENTIFICATION REFERENCE
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN



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

RECEIVED OF _____

FOR _____

BOOK 8007 PAGE 257

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 105000.00
CON TX 346.50
PRFEE 1.00
WDEED 6.00
TOTAL 353.50
CHECK 353.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/18/87 01 15:34 0001 5746

90093

IDENTIFICATION REFERENCE

DEC 18 3 33 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276899