SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Dominion Bank of Middle Tennessee 150 Fourth Avenue North Nashville, TN 37219	Same	163-00-0

This instrument prepared by: Boult, Cummings, Conners & Berry (CSS)
P.O. Box 198062, Nashville, Tennessee 37219

30437

WHEREAS, Bell Forge Ventures, Inc., by Deed of Trust (the "Deed of Trust") dated May 8, 1987, transferred and conveyed to John B. Hardcastle, Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 7235, page 169, Register's Office for Davidson County, Tennessee, as modified by instrument of record in Book 7929, page 761); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 7996, page 47, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock (noon), February 28, 1990, at the Property, when and where Dominion Bank of Middle Tennessee ("Grantee"), became the last and highest bidder for cash at the price of One Million Four Hundred and No/100 Dollars ($1,400,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and

Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Restrictive covenants contained in instrument of record in Book 5993, page 769, amended in Book 6207, page 838 and Book 6301, page 775, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 6200, page 512, said Register's Office.

4. Deed of Conveyance for sanitary sewers of record in Book 7358, page 614, said Register's Office.

5. Restrictive Covenants and Reciprocal Easement Agreement of record in Book 7028, page 760, said Register's Office.

6. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 28th day of February, 1990.

Charles S. Sanger

Charles S. Sanger, as Successor Trustee, and not otherwise

STATE OF ~~NASHVILLE~~ TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Caroline Daynes Thomas, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of February, 1990.

Caroline Daynes Thomas
Notary Public

My Commission Expires:
My Commission Expires July 24, 1993

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,400,000.00

Frank C. Daggett, V.P.
AFFIANT

Subscribed and sworn to before me this 28th day of February, 1990.

Caroline Daynes Thomas
Notary Public

My Commission Expires:
My Commission Expires July 24, 1993

wp/CSStdBell

07093

IDENTIF. TREFERENCE

FEB 28 4 13 PM '90

DAVIDSON COUNTY TN.

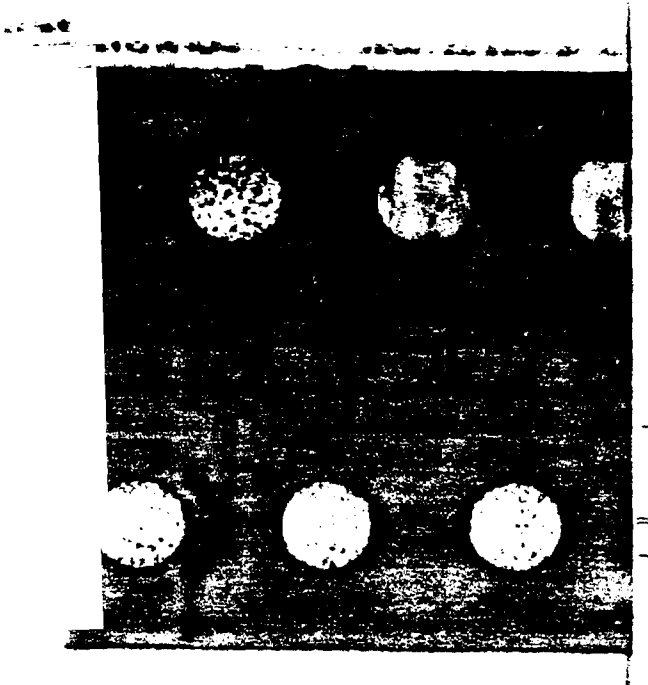
EXHIBIT A

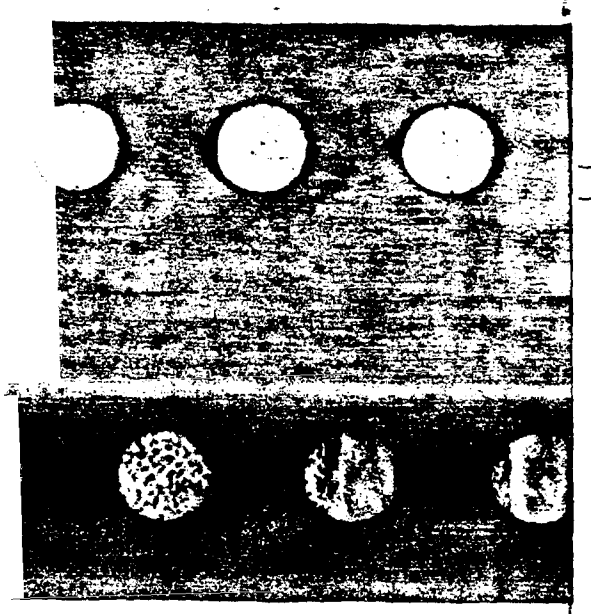
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bell Forge West, Section 2, as of record in Book 6200, page 512, said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to Bell Forge Ventures, Inc., a Tennessee corporation by deed from B. L. Helm of record in Book 7235, page 166, Register's Office for Davidson County, Tennessee.

wp/CSSExaBell

6668 02/28 0101 03CHECK 4633.00





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

RECEIVED OF _____

FOR _____

BOOK 8054 PAGE 373

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 1400000.00
CON TX 4620.00
PRFEE 1.00
WDEED 12.00
TOTAL 4633.00
CHECK 4633.00

02/28/90 01 16:13 0001 6668

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07093

IDENTIF. REFERENCE

FEB 28 4 13 PM '90

DAVIDSON COUNTY TN.

No. 296618