SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Dominion Bank of Middle Tennessee 150 Fourth Ave. North Nashville, TN 37219	New Owner	61-11-123
This instrument prepared by: Boult, Cummings, Conners & Berry (CSS) BCB37 P.O. Box 198062, Nashville, Tennessee 37219		

WHEREAS, Calvin L. Tate and wife, Teresa J. Tate and Michael B. Malone and wife, Sherry J. Malone, by Deed of Trust (the "Deed of Trust") dated March 26, 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 7191, page 531, and re-recorded in Book 7200, page 668, Register's Office for Davidson County, Tennessee); 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 7990, page 702, 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), March 30, 1990, at the Davidson County Courthouse, Nashville, Tennessee when and where DOMINION BANK OF MIDDLE TENNESSEE ("Grantee"), became the last and highest bidder for cash at the price of Three Hundred Twelve Thousand Two Hundred and 00/100 ($312,200.00).

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 1542, page 307, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 6250, page 923, said Register's Office.

4. Memorandum of Lease dated January 31, 1987, by and between Calvin L. Tate and Michael B. Malone (Lessor) and Keystone Group, Inc., and Care Affiliates, Inc., (Lessee), of record in Book 7123, page 857, and as modified and restated in Book 7648, page 939, said Register's Office.

5. Easement for sanitary sewers and/or storm drainage of record in Book 4767, page 282, 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 30th day of March, 1990.

Charles S. Sanger

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Debra L. Warren, 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 30th day of March, 1990.

Debra L. Warren
Notary Public

My Commission Expires: 1/23/93

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $312,200.00.

DOMINION BANK OF MIDDLE TENNESSEE

Howard J. Barnhart
AFFIANT SENIOR VICE PRESIDENT

Subscribed and sworn to before me this 30th day of March, 1990.

Debra L. Warren
Notary Public

My Commission Expires: 1/23/93

WP/DLWSTDTATE

EXHIBIT "A"

Being a parcel of land located in the First Civil District of Davidson County, Tennessee on the westerly side of Gallatin Pike (having a 90 foot right-of-way) and southerly side of McMahon Avenue (having a 50 foot right-of-way). Being Lot Number 1, I.C. McMahan's Subdivision of record in Plat Book 6250, page 923, R.O.D.C., Tennessee and being described as follows:

Beginning at a point in the southerly intersection of McMahon Avenue right-of-way and Gallatin Pike right-of-way: thence south 1 deg. 00' 00" west 164.50 feet to a point; thence north 83 deg. 14' 14" west 165.74 feet to a point being bounded on the south by Thomas C. and Ellis M. Hackett, Deed Book 3247, page 255; thence north 1 deg. 00' 00" east 147.86 feet to a point on the southerly right-of-way of McMahon Avenue; thence along said right-of-way south 89 deg. 00' 00" east 164.90 feet to the point of beginning. Containing 25,754 square feet or 0.59 acres more or less.

Being the property conveyed to Calvin L. Tate by Deed from Clarence D. Witt and wife Eva Jane Witt of record in Book 6303, page 20, Register's Office for Davidson County, Tennessee; and the same property described in Book 7191, page 529, said Register's Office, where Calvlin L. Tate conveyed to Michael B. Malone, a one-half undivided interest.

14897

IDENTIF. REFERENCE

MAR 30 2 11 PM '90

7312 03/30 0101 03CHECK 1043.26

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

RECEIVED OF _____

FOR _____

BOOK 8076 PAGE 978

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 312200.00
CON TX 1030.26
PRFEE 1.00
WDEED 12.00
TOTAL 1043.26
CHECK 1043.26

03/30/90 01 14:08 0001 7312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14897

IDENTIF. REFERENCE

MAR 30 2 11 PM '90

DAVIDSON COUNTY

No. 305719