STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant

Subscribed and sworn to before me, this first day of June, 1990.

NOTARY PUBLIC

My Commission Expires: 10-1-91

This instrument was prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Metropolitan Federal Building
Third Floor
Nashville, Tennessee 37219

Address new owner:	Send Tax Bills to:	Map-Parcel Numbers
Metropolitan Federal Savings and Loan Association 230 Fourth Avenue, North Nashville, Tennessee 37219	SAME	See Exhibit A

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, LAKE SHORE ASSOCIATES, LTD., a Tennessee limited partnership, by a Construction Loan Deed of Trust, Assignment of Rents and Security Agreement ("Deed of Trust"), dated October 13, 1987, of record in Book 7378, page 648, Register's Office for Davidson County, Tennessee, conveyed to Glenn L. Lawrence, Trustee, the hereinafter described real property to secure the payment of indebtedness more fully described therein, which indebtedness is held and owned by Metropolitan Federal Savings and Loan Association; and

WHEREAS, Metropolitan Federal Savings and Loan Association appointed Wesley D. Turner as Substitute Trustee by an Appointment of Substitute Trustee of record in Book 8005, page 949, aforesaid Register's Office; and

WHEREAS, default was made in payment of the indebtedness; and

WHEREAS, the owner and holder of the indebtedness demanded that the Substitute Trustee sell the subject property in accordance with the terms of the Deed of Trust; and

WHEREAS, pursuant to instructions of Metropolitan Federal Savings and Loan Association, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on May 10, 1990, May 17, 1990 and May 24, 1990; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the south door of the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m. on June 1, 1990, and Metropolitan Federal Savings and Loan Association, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of $950,000.00, which sum has been setoff against indebtedness secured by the Deed of Trust.

NOW, THEREFORE, WESLEY D. TURNER, in his capacity as Substitute Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to **METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION**, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Wendell H. Talley, Sr. of Barge, Waggoner, Sumner and Cannon, dated September 28, 1985, as follows:

BEGINNING at an iron pin at a fence corner post at the intersection of the westerly margin of New Hope Road and the northerly margin of John Hager Road; thence, with said northerly margin of John Hager Road with a curve to the left 384.77 feet to a concrete monument, said curve having a central angle of 18° 49′ 37″, a radius of 1,170.97 feet, a tangent of 194.14 feet; and a chord of S 61° 56′ 37″ W, 383.04 feet; thence, leaving said northerly margin of John Hager Road with the easterly line of the property of the United States of America (J. Percy Priest Lake), N 31° 19′ W, 827.76 feet to a concrete monument; thence continuing with said easterly line, N 01° 19′ E, 786.50 feet to a concrete monument in the southerly line of the Lake Chateau Condominiums as of record in Book 6250, page 609, Register's Office for Davidson County; thence, with a portion of said southerly line, S 83° 22′ E, 138.40 feet to a point; thence, with a portion of the easterly line of said Lake Chateau Condominiums, N 08° 17′ E, 489.02 feet to a point; thence, with the remaining portion of the southerly line of said Lake Chateau Condominiums, S 80° 21′ E, 114.89 feet to a point; thence, continuing with said southerly line with a fence S 71° 54′ E, 261.31 feet to a point; thence, continuing with said fence S 72° 49′ E, 210.25 feet to a point; thence, S 75° 49′ E, 262.94 feet to a monument in the westerly margin of New Hope Road; thence, with said westerly margin of New Hope Road; S 10° 03′ W, 1,578.44 feet to the point of beginning.

Containing 1,406,548 square feet or 32.29 acres, more or less.

Being the same property conveyed to Lake Shore Associates, Ltd., a Tennessee limited partnership, by deed from New Hope, Limited, a Tennessee limited partnership, of record in Book 6693, page 778, Register's Office for said County.

INCLUDED in the above description, but specifically EXCLUDED from the property to be sold are the following lots:

Land in Davidson County, Tennessee, being Lot Nos. 101, 103, 104, 106, 108, 110, 111, 114, 115, 116, 117, 118, 119, 120, 121, 209, 214, 216 and 217 on the Plan of Lake Shore, Phase One, as of record in Plat Book 6900, page 684,

Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This property is located at the intersection of the westerly margin of New Hope Road and the northerly margin of John Hagar Road and consists of certain undeveloped acreage and the following lots on the Plan of Lake Shore, Phase I, as of record in Plat Book 6900, page 684, Register's Office for Davidson County, Tennessee, the addresses of such lots being as follows:

Lot 100	5501 Regatta Blvd., Hermitage, Tennessee 37076
Lot 102	5509 Regatta Blvd., Hermitage, Tennessee 37076
Lot 105	5521 Regatta Blvd., Hermitage, Tennessee 37076
Lot 107	5529 Regatta Blvd., Hermitage, Tennessee 37076
Lot 109	109 West Catalina Court, Hermitage, Tennessee 37076
Lot 112	5533 Regatta Blvd., Hermitage, Tennessee 37076
Lot 113	5541 Regatta Blvd., Hermitage, Tennessee 37076
Lot 122	5601 Regatta Blvd., Hermitage, Tennessee 37076
Lot 123	5605 Regatta Blvd., Hermitage, Tennessee 37076
Lot 124	5609 Regatta Blvd., Hermitage, Tennessee 37076
Lot 190	5604 Regatta Blvd., Hermitage, Tennessee 37076
Lot 191	5600 Regatta Blvd., Hermitage, Tennessee 37076
Lot 210	201 East Pearson Court, Hermitage, Tennessee 37076
Lot 211	205 East Pearson Court, Hermitage, Tennessee 37076
Lot 212	208 East Pearson Court, Hermitage, Tennessee 37076
Lot 213	204 East Pearson Court, Hermitage, Tennessee 37076
Lot 215	5512 Regatta Blvd., Hermitage, Tennessee 37076
Lot 218	5500 Regatta Blvd., Hermitage, Tennessee 37076.

This conveyance is subject to:

1. Any and all unpaid taxes that may be a lien against said property.

2. Matters shown on the Plan of record in Book 6900, page 684, Register's Office for said County.

3. Right of egress and ingress over a strip of land 20 feet wide by 92-1/2 poles long on the north margin of Tract No. 1 as described in the deed of record in Book 370, page 445, said Register's Office, conveyed by deed from William McCauley to Patsy McCauley of record in Book 633, page 569, said Register's Office, and by deed from Solomon Wood and Odie Johnson to Tom Talley and wife, Lena Talley of record in Book 1055, page 248, said Register's Office.

4. Grant of Transmission Line Easement conveyed by deed from William McCauley and wife, Vergie McCauley to the United States of America, dated August 24, 1944, of record in Book 1298, page 133, said Register's Office.

5. Exchange Plant Permit conveyed by deed from Nancy McCauley Word to Southern Bell Telephone and Telegraph Company, its associates and allied companies, dated November 10, 1966, of record in Book 4077, page 604, said Register's Office for the construction, operation and maintenance of its lines of telephone and telegraph, and for the general transmission of intelligence and/or for the purpose of the transmission and distribution of electric power consisting of buried cable and fixtures with the further right to permit the attachment of wires of any other company, or persons, to said poles and fixtures.

6. Rights of parties in possession.

7. Easements or claims of easements not shown by the public records.

8. Matters which an accurate survey of the premises would disclose.

9. Any other matters not subordinate to the Deed of Trust foreclosed upon.

TO HAVE AND TO HOLD the aforesaid real estate free from all legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same. Wesley D. Turner, as Substitute Trustee, and not otherwise, warrants the title to said property to Metropolitan Federal Savings and Loan Association, and its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this the first day of June, 1990.

Wesley D. Turner, Substitute Trustee
Wesley D. Turner,
Substitute Trustee

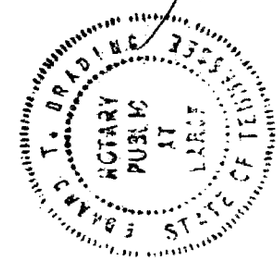
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **WESLEY D. TURNER**, Substitute Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office this 1st day of June, 1990.

Edward T. Braden
Notary Public

My Commission Expires: 1/23/94



Lot	Map/Parcel	Field Book
Lot 100	098-09-0-A001	4D93015
Lot 102	098-09-0-A003	4D93017
Lot 105	098-09-0-A006	4D93020
Lot 107	098-09-0-A008	4D93022
Lot 109	098-09-0-A010	4D93024
Lot 112	098-09-0-A013	4D93027
Lot 113	098-09-0-A014	4D93028
Lot 122	098-09-0-A023	4D93037
Lot 123	098-09-0-A024	4D93038
Lot 124	098-09-0-A025	4D93039
Lot 190	098-09-0-A026	4D93040
Lot 191	098-09-0-A027	4D93041
Lot 210	098-09-0-A029	4D93043
Lot 211	098-09-0-A030	4D93044
Lot 212	098-09-0-A031	4D93045
Lot 213	098-09-0-A032	4D93046
Lot 215	098-09-0-A034	4D93048
Lot 218	098-09-0-A037	4D93051

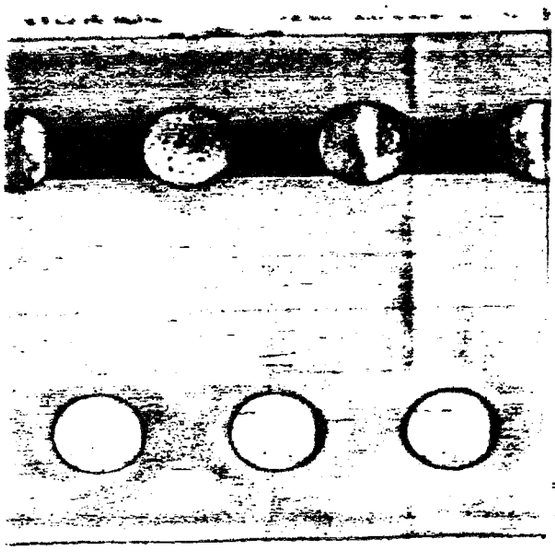
IDENTIF. REFERENCE

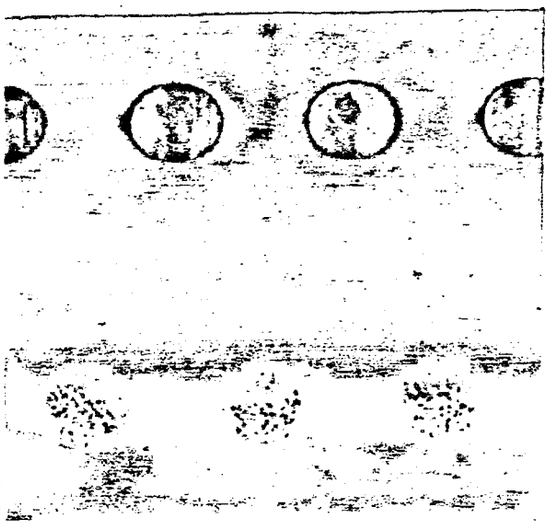
30474

JUN 1 4 16 PM '90

FILED & RECORDED
DAVIDSON COUNTY, TN.

5553 06/01 0101 03CHECK 3151.00





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

RECEIVED OF _____

FOR _____

BOOK 8121 PAGE 704

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 950000.00
				CON TX 3135.00
				PRFEE 1.00
				MDEED 15.00
				TOTAL 3151.00
				CHECK 3151.00
06/01/90	01			16:15 0001 6383

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30474

IDENTIF. REFERENCE

JUN 1 4 16 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324084