STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $488,370.00.

Affiant

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

Subscribed and sworn to before me, this 1st day of June, 1990.

NOTARY PUBLIC

My Commission Expires: 10-29-91

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

SUCCESSOR TRUSTEE'S DEED

WHEREAS, PERCY PRIEST WOODS, a joint venture, by a Construction Loan Deed of Trust (the "Deed of Trust"), dated March 26, 1987, of record in Book 7188, page 160, Register's Office for Davidson County, Tennessee, conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter real property to secure the payment to Metropolitan Federal Savings and Loan Association of indebtedness more fully described in said Deed of Trust, 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 Successor Trustee by an Appointment of Successor Trustee of record in Book 8088, page 137, 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 Sucessor 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 Successor 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 Successor 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 $488,370.00, which sum was setoff against the indebtedness secured by the Deed of Trust.

NOW, THEREFORE, WESLEY D. TURNER, in his capacity as Successor 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:

TRACT I
Land in Davidson County, Tennessee, being Lot No. 83 on the Resubdivision of Patio Villa, Section IV, Lots 82 and 83, of record in Book 6050, page 242, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT II
Land in Davidson County, Tennessee, being Lots No. 84, 85, 86, 87, 88, 89, 90, 91 and 92 on the Plan of Patio Villa, Section Four, of record in Book 5200, page 632, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Percy Priest Woods, a joint venture, by deed from Ellis B. Goodloe and Richard M. Wright, of record in Book 7188, page 158, Register's Office for said County.

The property address is as follows:

Lot 83A - 1217 Cabana Circle, Nashville, TN 37214
Lot 83B - 1212 Cabana Circle, Nashville, TN 37214
Lot 84A - 1222 Cabana Circle, Nashville, TN 37214
Lot 84B - 1216 Cabana Circle, Nashville, TN 37214
Lot 85A - 1218 Cabana Circle, Nashville, TN 37214
Lot 85B - 1220 Cabana Circle, Nashville, TN 37214
Lot 86A - 1214 Cabana Circle, Nashville, TN 37214
Lot 86B - 1219 Cabana Circle, Nashville, TN 37214
Lot 87A - 1208 Cabana Circle, Nashville, TN 37214
Lot 87B - 1301 Cabana Circle, Nashville, TN 37214
Lot 88A - 1305 Cabana Circle, Nashville, TN 37214
Lot 88B - 1307 Cabana Circle, Nashville, TN 37214
Lot 89A - 1309 Cabana Circle, Nashville, TN 37214
Lot 89B - 1311 Cabana Circle, Nashville, TN 37214
Lot 90A - 1306 Cabana Circle, Nashville, TN 37214
Lot 90B - 1304 Cabana Circle, Nashville, TN 37214
Lot 91A - 1206 Cabana Circle, Nashville, TN 37214
Lot 91B - 1204 Cabana Circle, Nashville, TN 37214
Lot 92A - 1117 Cabana Circle, Nashville, TN 37214
Lot 92B - 1119 Cabana Circle, Nashville, TN 37214

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 6050, page 242, Register's Office for said County.

3. Matters shown on the Plan of record in Book 5200, page 632, Register's Office for said County.

4. Matters shown on the Plan of record in Book 6900, page 537, said Register's Office.

5. Matters shown on the Plan of record in Book 6900, page 538, Register's Office for said County.

6. Sign Location Leases of record in Book 5164, page 34, Book 5157, page 655, Book 5680, page 76, Book 5680, page 78 and Book 5680, page 80, Register's Office for said County.

7. Deed of Conveyance of sewer lines of record in Book 6165, page 742, Register's Office for said County.

8. Deed of Conveyance of sewer lines of record in Book 6021, page 919, Register's Office for said County.

9. Sewer Easement as set out in Book 6021, page 843, Register's Office for said County.

10. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

11. Restrictive Covenants contained in an instrument of record in Book 6199, page 70, Register's Office for said County.

12. Rights of parties in possession.

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

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

15. 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 Successor Trustee, and not otherwise, has the power to convey the same. Wesley D. Turner, as Successor 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, Successor Trustee

Wesley D. Turner,
Successor 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**, Successor 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. Bradley
Notary Public

My Commission Expires: 1/23/94

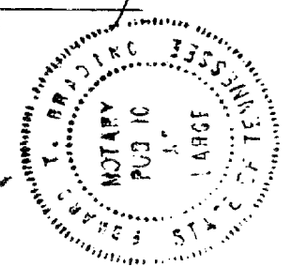


EXHIBIT A

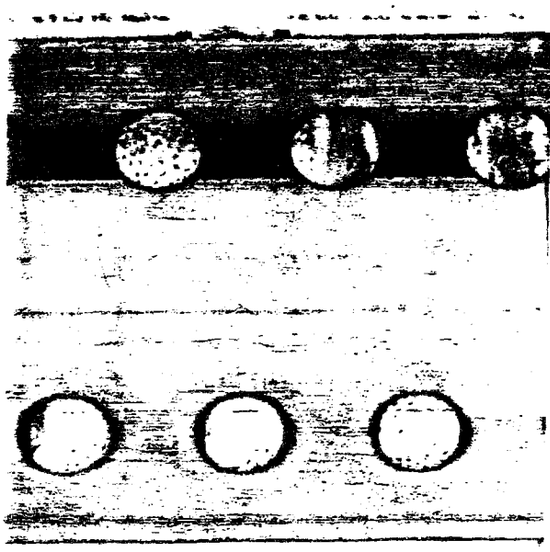
Lot	Map/Parcel	Field Book
83A	108-03-035	3D 88897
83B	108-03-220	3D 92330
84A	108-03-036	3D 88900
84B	108-03-221	3D 92329
85A	108-03-037	3D 88903
85B	108-03-222	3D 92328
86A	108-03-038	3D 88906
86B	108-03-223	3D 92327
87A	108-03-039	3D 88912
87B	108-03-214	3D 92331
88A	108-03-040	3D 88915
88B	108-03-215	3D 92332
89A	108-03-041	3D 88918
89B	108-03-216	3D 92333
90A	108-03-042	3D 88921
90B	108-03-217	3D 92334
91A	108-03-043	3D 88909
91B	108-03-218	3D 92335
92A	108-03-044	3D 88933
92B	108-03-219	3D 92336

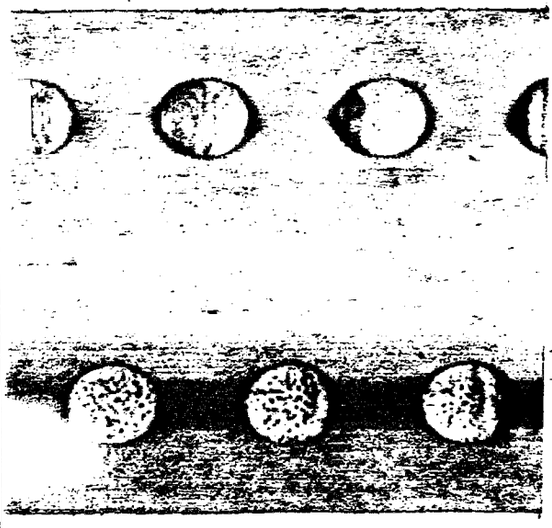
30475

IDENTIF. REFERENCE

JUN 1 4 17 PM '90

DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 8121 PAGE 710

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	
				488370.00
			CON TX	1611.72
			PRFEE	1.00
			WDEED	15.00
			TOTAL	1627.72
			CHECK	1627.72
06/01/90	01		16:16 0001	6384

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30475

IDENTIF. REFERENCE

JUN 1 4 17 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324085