THIS INSTRUMENT PREPARED BY:
Reba Brown
LEWIS, KING, KRIEG & WALDROP
23rd Floor, Landmark Center
P. O. Box 3401
Nashville, Tennessee 37219

Map & Parcel:
117-2-41

Name and Address of New Owner:
Resolution Trust Corporation as
Conservator for Investors Savings
Bank, F.S.B., Nashville, Tennessee.
2021 Richard Jones Road
Nashville, TN 37215
Send Tax Bills to: Same

SUBSTITUTE TRUSTEE'S DEED

This Indenture made the 28th day of September, 1990, by and between Reba Brown, Substitute Trustee (party of the first part) and Resolution Trust Corporation (party of the second part) as Conservator for Investors Savings Bank, F.S.B., Nashville, Tennessee.

BOOK 8205 PAGE 363

W I T N E S S E T H:

WHEREAS, on the 28th day of June, 1985, J. Terry Hunter, Trustee did duly execute to Charles W. Bone, Trustee, a certain Deed of Trust (which was duly registered in the Register's Office for Davidson County, Tennessee in Book 6596, Page 519, on the 1st day of July, 1985) and Woodlawn Partners, Inc. executed an Assumption Agreement and Amendment to Deed of Trust to Charles W. Bone, Trustee dated July 2, 1985 of Record in Book 6599, Page 39; said Deed of Trust having been amended by a Note and Deed of Trust Modification Agreement dated August 28, 1986, of record in Book 6984, Page 462; Modification of Deed of Trust and Deed of Trust Note dated October 1, 1986, of record in Book 7053, Page 234; and Note and Deed of Trust Modification Agreement dated December 31, 1987, of record in Book 7456, Page 884, Register's Office for Davidson County, Tennessee whereby was conveyed a parcel of property which is described in the Deed of Trust as follows:

Being a Tract of land located in the First Civil District, formerly the Seventh Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being more particularly described according to a survey dated October 1, 1984, by James M. Naive as follows:

Beginning at an iron pin located in the southerly right-of-way margin of Woodlawn Drive 50 feet, said iron pin being South 88° 17' 00" East a distance of 600.47 feet from said road margin's intersection with the easterly right-of-way margin of Timber Drive. Said iron pin is also the northeasterly property corner of "Regency Park," as recorded in Plat Book 3700, page 111, Register's Office for Davidson County, Tennessee;

Thence, following the southerly right-of-way margin of Woodlawn Drive South 88°17'00" East a distance of 299.90 feet to an iron pin;

Thence, leaving the aforementioned road margin and following the west boundary of Block 5, Stokes Tract Subdivision South, 35°37'00" West a distance of 356.46 feet to a concrete monument;

Thence, following the easterly boundary of Regency Park North, 89°50'00" West a distance of 101.12 feet to a concrete monument;

Thence, North 01°43'00" East a distance of 298.60 feet to the Point of Beginning.

Containing 59,456 square feet, or 1.365 acres, more or less.

Being the same property conveyed to J. Terry Hunter, Trustee, by Warranty Deed dated June 28, 1985, from Woodlawn Associates, a Tennessee general partnership composed of Robert S. Maxwell, Milton B. Maxwell, Jr.,

William Dudley McMurray, Jr., and Mark Garrett, of record in Book 6596, Page 514, Register's Office for Davidson County, Tennessee and being the same property conveyed to Woodlawn Partners Inc., a Tennessee corporation by quitclaim deed from J. Terry Hunter, Trustee, of record in Book 6599, Page 37.

There is excluded from the above description the Units of Clairmont Condominiums of record in Plat Book 6200, Page 551, Register's Office of Davidson County, which have been released by Investors Federal Savings Bank, to wit:

Unit 25 Clairmont Condominiums
Unit 20 Clairmont Condominiums
Unit 22 Clairmont Condominiums
Unit 17 Clairmont Condominiums
Unit 4 Clairmont Condominiums
Unit 3 Clairmont Condominiums
Unit 6 Clairmont Condominiums
Unit 5 Clairmont Condominiums
Unit 23 Clairmont Condominiums
Unit 10 Clairmont Condominiums
Unit 2 Clairmont Condominiums
Unit 1 Clairmont Condominiums
Unit 19 Clairmont Condominiums
Unit 21 Clairmont Condominiums
Unit 15 Clairmont Condominiums

AND WHEREAS, the first party was appointed Substitute Trustee by Substitution of Trustee dated the 17th day of August, 1990, which Substitution of Trustee was recorded in the Register's Office of Davidson County, Tennessee in Book 8184, Page 308, on the 29th day of August, 1990;

AND WHEREAS, the said Deed of Trust and all amendments, assumptions and modifications thereto were for the purpose of securing a certain indebtedness of Three Million Two Hundred Thousand Dollars, ($3,200,000.00), evidenced by a promissory note dated June 28, 1985 in the amount of Nine Hundred Twenty Thousand Dollars, ($920.000.00); and a Promissory Note dated July 2, 1985 executed by Woodlawn Partners, Inc. by J. Terry Hunter, President, in the amount of Two Million Two Hundred Thousand Dollars ($2,200,000.00) and the Assumption Agreement and Amendment to Deed of Trust dated July 2, 1985 of record in Book 6599, Page 39; said deed of trust notes having been amended by a Note and Deed of Trust Modification Agreement dated August 28, 1986, of record in Book 6984, Page 462; Modification of Deed of Trust and Deed of Trust Note dated October 1, 1986, increasing the principal indebtedness to Three Million Two Hundred Thousand Dollars, ($3,200,000.00), of record in Book 7053, Page 234; and Note and Deed of Trust Modification Agreement dated December 31, 1987, of record in Book 7456, Page 884, Register's Office for Davidson County, Tennessee payable to the order of Investors Savings and Loan Association.

AND WHEREAS, the same was not paid at maturity, but default was made, and thereupon at the request of the beneficiary and said trust, the party of the first part hereto did advertise said property as provided for in said Deed of Trust in the weekly newspaper published in Davidson County, Tennessee, to-wit: THE NASHVILLE RECORD, giving the time, place, and terms of sale;

AND WHEREAS, on the 28th day of September, 1990 at 12:00 Noon at the front door of the Davidson County Courthouse in Nashville, Tennessee (the time and place fixed) the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption, as provided in said Deed of Trust and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party of the

second part hereto at its bid of Nine Hundred Ninety-Three Thousand Nine Hundred and Ninety Dollars ($993,990.00), the party of the second part being the highest and best bidder, which sum was in hand paid and identified as by said Deed of Trust directed and provided:

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Substitute Trustee does hereby bargain, sell, transfer and convey unto said party of the second part, the parcel or lot of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption and the makers of said Deed of Trust and all persons claiming to and under them. The party of the first part affirms that, as Substitute Trustee, she is lawfully seized of said property, has good right to convey and will and does warrant unto said party, his heir and assigns, the title of said property as against all persons claiming by, through, or under first party, but no further or otherwise.

WITNESSETH the hand of the first party, the date and year first written.

Reba Brown
REBA BROWN
Substitute Trustee

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, REBA BROWN, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witnesseth my hand and office this 28th day of September, 1990.

Karen C. Kopp
NOTARY PUBLIC

My Commission Expires: 3-27-93

I hereby swear and affirm that the actual consideration or true value of this transfer, whichever is greater, is $993,990.00.

Reba Brown
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of September, 1990.

Karen C. Kopp
NOTARY PUBLIC

My Commission Expires: 3-27-93

\user\clh\investor\brown.std

SEP 28 12 37 PM '90

3289.87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8205 PAGE 366

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 993990.00
				CDN TX 3279.87
				PRFEE 1.00
				WDEED 9.00
				TOTAL 3289.37
				CHECK 3289.37
09 28 90		01		12:38 0001 3094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60832

IDENTIFICATION REFERENCE

SEP 28 12 37 PM '90

FEE

No. 359688