Box 1 (KG

BOOK 8208 PAGE 856
25109 9/12/90

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (MSP)
2700 First American Center
Nashville, TN 37238

**SUCCESSOR TRUSTEE'S DEED**

| Address New Owner(s): | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| First American National Bank<br>First American Center<br>Nashville, TN 37238 | Same | 8M-C-12D-7 (Williamson)<br>159-209 (Davidson) |

WHEREAS, by Deed of Trust dated November 24, 1982, of record in Book 5969, page 196, Register's Office for Davidson County, Tennessee and Book 428, page 262, Register's Office for Williamson County, Tennessee (the "Deed of Trust"), Winners Corporation, a Tennessee corporation, conveyed the real property described on attached Exhibit A, which is incorporated herein by reference, together with the other property described in the Deed of Trust (collectively the "Property") to W. Neill Fox, Trustee ("Trustee"), to secure payment of the indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, by deed dated December 30, 1987, of record in Book 7441, page 237, Register's Office for Davidson County, Tennessee and Book 0710, page 476, Register's Office for Williamson County, Tennessee, Winners Corporation conveyed the Property to 101 Associates, Ltd., a Tennessee limited partnership; and

WHEREAS, Patricia M. Barker, Successor Trustee ("Successor Trustee"), was appointed Successor Trustee on August 27, 1990, to serve in the place and stead of Trustee, said appointment being recorded in Book 8182, page 977, re-recorded in Book 8183, page 440, Register's Office for Davidson County, Tennessee and in Book 0865, page 400, Register's Office for Williamson County, Tennessee; and

WHEREAS, the Indebtedness was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the Indebtedness, the Successor Trustee gave notice of the time and place of a sale of the Property, all in accordance with the Deed of Trust and the laws of the State of Tennessee, by publishing a notice in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on September 6, 1990, and thereafter published on September 13, 1990 and September 20, 1990, and by publishing a notice in The Review Appeal, a newspaper published in Williamson County, Tennessee, said notice being first publisheed on September 5, 1990, and thereafter published on September 12, 1990 and September 19, 1990, with said notice of sale advertising the sale of the Property to be held on October 2, 1990, at 12:00 Noon; and

WHEREAS, on October 2, 1990, at 12:00 Noon at the front (south) door of the Davidson County Courthouse, in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the Property was offered for sale in the manner provided in said notice and in the Deed of Trust, and the Successor Trustee received a bid of Two Million Eight Hundred Thousand Dollars ($2,800,000.00), which bid was the last, highest and best bid, and payment has been made by credit upon

the Indebtedness, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the foregoing and of the sum bid and paid as herein provided, I, Patricia M. Barker, Successor Trustee, do hereby bargain, sell, transfer and convey the Property unto First American National Bank and its successors and assigns ("Grantee");

TO HAVE AND TO HOLD the Property, together with the estate, title and interest of Successor Trustee therein and all hereditaments, easements, appurtenances and improvements thereto belonging, to the Grantee in fee simple forever, free from all rights of redemption, homestead, dower, elective or distributive share, any right of appraisement or valuation and all other rights and exemptions of the grantor of the Deed of Trust, all of which were expressly waived therein, and subject only to liens, easements, encumbrances, rights of redemption of taxing entities, liens for property and other taxes and other matters that are prior in right to the lien and security title of the Deed of Trust.

I, Patricia M. Barker, Successor Trustee, do hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the Deed of Trust; and, to the extent that I am able to do so as Successor Trustee, and subject only to the matters herein expressly reserved, I hereby warrant the title to the Property against the claims of all persons claiming by, through or under me as such Successor Trustee, but no further or otherwise.

This is improved property located at 101 Winners Circle, Brentwood, Tennessee 37027.

WITNESS my hand as Trustee on this 2nd day of October, 1990.

Patricia M. Barker,
Successor Trustee

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared Patricia M. Barker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee named herein, and who further acknowledged that she as such Successor Trustee executed the foregoing instrument (SUCCESSOR TRUSTEE'S DEED) for the purposes therein contained, and who stated, upon oath, that the actual consideration or value, whichever is greater, for this transfer is Two Million Eight Hundred Thousand Dollars ($2,800,000.00).

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 2nd day of October, 1990.

Notary Public

My Commission Expires:
5/6/91

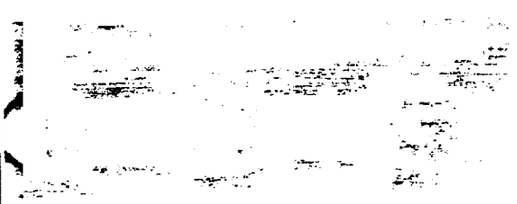
EXHIBIT A

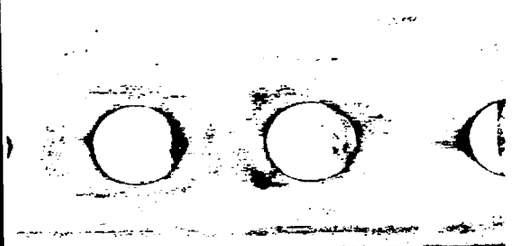
A certain tract or parcel of land situated in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, and partially in the Fifteenth Civil District of Williamson County, Tennessee, being Lot 13, Section 7 of Maryland Farms as recorded in Plat Book 8, page 39, Register's Office for Williamson County, and Book 5800, page 90, Register's Office for Davidson County, Tennessee.

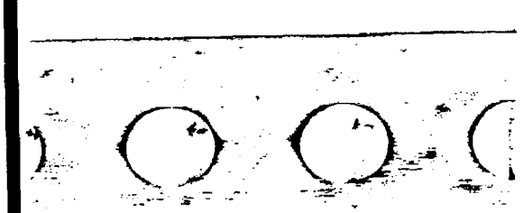
Together with an exclusive easement for ingress and egress along the western line of Tract 1 as shown on survey of Ragan, Smith, Murphy & Associates, dated June 14, 1982, and described as follows:

Beginning at an iron pin located at the southeast corner of the above described tract; thence, South 86 deg. 17' 0" East 25 feet to a point; thence, North 14 deg. 5' 47" East 557.51 feet; thence, North 88 deg. 08' 32" West 25 feet to a point in the eastern boundary of Tract 2; thence, along said boundary South 14 deg. 05' 47" West 557.51 feet to the point of beginning, all forming a generally rectangular parcel 25 feet wide and 557.5 feet long.

6 1:9 7 6
IDENTIF. TREFERENCE
OCT 2 3 44 PM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
6677 10/02 0101 CHECK 9250.00









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

RECEIVED OF _____

FOR _____

BOOK 8208 PAGE 859

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT 2800000.00
CON TX 9240.00
PRFEE 1.00
~~MDEED 9.00~~
~~TOTAL 9250.00~~
CHECK 9250.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/02/90 01 15:45 0001 6677

6 1 9 7 6.

IDENTIF. REFERENCE

OCT 2 3 44 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 360963