Box 38

This Instrument Prepared By:
Jack F. King, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Peoples Security Life Insurance Company
c/o Capital Holding Corporation
680 Fourth Avenue
Louisville, KY 40232

Map: 93-06-1 Parcel: 40

TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated September 17, 1987, to Jack F. King, Jr., Trustee, executed by St. Cloud Corner, Ltd., a Tennessee limited partnership, as same appears of record in Book 7355, page 166, Register's Office for Davidson County, Tennessee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on September 6, 1990, and subsequent insertions appearing on September 13, 1990, and September 20, 1990, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on September 28, 1990, at 2:00 o'clock p.m., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument and the advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to PEOPLES SECURITY LIFE INSURANCE COMPANY at and for the sum of FIVE MILLION ONE HUNDRED EIGHTEEN THOUSAND NINE HUNDRED FOURTEEN AND 81/100 DOLLARS ($5,118,914.81), which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by PEOPLES SECURITY LIFE INSURANCE COMPANY, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Jack F. King, Jr., as Trustee, does hereby grant, bargain, sell and convey to the said PEOPLES SECURITY LIFE INSURANCE COMPANY, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 89 on the Plan of the Original Town of Nashville, not of record, described as follows:

BEGINNING at the northwest corner of 5th Avenue North, formerly Summer Street, and Church Street; thence with the westerly margin of 5th Avenue North, northwardly 121 feet 2 inches, more or less, to the southeast corner of the property conveyed to Karl Edmond Walter, by deed from Catherine W. Walter, of record in Book 2443, page 167, Register's Office for said County; thence with the southerly line of said Walter Property, westwardly 172 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 60 feet 7 inches to a point 60 feet 7 inches, more or less, north of the northerly margin of Church Street, being the northwest corner of the property conveyed to Joseph T. Elliston, et al., by deed from David Williams, of record in Book 2, page 543, said Register's Office; thence with the northerly line of said Elliston Property, eastwardly 92 feet, the northeast corner of the property conveyed to John Overton Lea, Trustee, by deed from John M. Lea of record in Book 56, page 71, said Register's Office; thence with the easterly line of said Lea property, southwardly 60 feet 7 inches, more or less, to the northerly margin of Church Street; thence with said Street eastwardly 80 feet, more or less, to the beginning.

BEING the same property conveyed to St. Cloud Corner, Ltd., a limited partnership, by deed from Core Properties, a joint venture, of record in Book 7081, page 283, Register's Office for Davidson County, Tennessee and being the same property conveyed to Jack F. King, Jr., Trustee by Deed of Trust recorded

at Book 7355, page 166, Register's Office for Davidson County, Tennessee.

This is improved property known as St. Cloud Building, 201 5th Avenue North, Nashville, TN 37219.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Peoples Security Life Insurance Company, its successors and assigns, in fee simple forever. The said Jack F. King, Jr., Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Jack F. King, Jr., as Trustee, has executed this instrument on the 3rd day of October, 1990.

Jack F King Jr - Trustee
JACK F. KING, JR., TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jack F. King, Jr., Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 3rd day of October, 1990.

Brenda G. Rentling
NOTARY PUBLIC

My commission expires: July 23, 1994

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $5,118,914.81.

Affiant

Sworn to and subscribed before me, this 3rd day of October, 1990.

Notary Public

My Commission Expires: July 23, 1994

62253

IDENTIF. REFERENCE

Oct 3 12 25 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

7000 10/03 0101 03CHECK 16905.37

7:BGB100290L.WP

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8209 PAGE 650

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	
				5118914.81
			CON TX	16892.37
			PRFEE	1.00
			MDEED	12.00
			TOTAL	16905.37
			CHECK	16905.37
10/03/90	01		12:26 0001	7000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62253

IDENTIF. TREFERENCE

OCT 3 12 25 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 361284