NAME AND ADDRESS OF OWNER:

First City Bank

P.O. Box 2400

Murfreesboro, Tn 37133-2400

SEND TAX BILLS TO:

Same

BOOK 8223 PAGE 498

TRUSTEE'S DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Map No. 142

Parcel 214

WHEREAS, default having been made in the payment of the indebtedness described in and secured by that certain deed of trust executed on the 16th day of January, 1990 by RICK L. BURTON d/b/a The Burton Group, a Tennessee sole proprietorship, to Robert B. Murfree, Trustee, embracing the real estate hereinafter described, and which deed of trust appears of record in Deed Book 8027, page 559 and modified in Deed Book 8097, page 121 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made, and the entire amount of the indebtedness having been declared immediately due and payable, and the same not having been paid; and

WHEREAS, the undersigned Robert B. Murfree, Trustee, being directed so to do by the holder of the said indebtedness, advertised said property for sale for a period of twenty-one (21) days duly and regularly made in the Nashville Record, a newspaper published in Nashville, Tennessee, and proceeded at the time and place and upon the terms set forth in said advertisements; that is, at 10:00 a.m. at the Main door of the Courthouse in Nashville, Tennessee on October 24, 1990, offered the hereinafter described property for sale to the highest and best bidder for cash, in bar of all equities of redemption, but subject to unpaid taxes which may be a lien against the property, and to all lawful restrictions, easements, setback lines, etc. applying to the within described property and appearing of record in the Register's Office of Davidson County, Tennessee.

Whereupon, First City Bank became the highest, best and last bidder thereon at the bid of $ 750,000.00 of which amount $ 500.00 was paid in attorney's fees to Murfree, Cope & Moore, $261.00 was paid to the Nashville Record newspaper for the cost of publication and the remainder applied to the indebtedness of First City Bank, I, the undersigned, Robert B. Murfree, Trustee, have bargained and sold and do hereby transfer and convey unto First City Bank, its successors and assigns, forever, the following described real estate, to-wit:

Land lying in the 2nd Civil District of Nashville, Davidson County, Tennessee, being a part of Lot 2 on the Resub of Resubdivision of Lot 1 in Belle Forest Commercial Area, of record in plat book 5190, page 61, Register's Office Davidson County, Tennessee, and being further described and follows:

Commencing at an old iron pin in the old easterly margin of Old Hickory Boulevard, said pin being 695.68 feet northerly, as measured along the old easterly margin of Old Hickory Boulevard, from the northerly terminus of the old northeasterly return of Old Hickory Boulevard, with the Memphis-Bristol Highway, (U. S. 70S);

Thence S 64° 09' 00" E, 14.74 feet, to a new iron pin, said pin being the, true point of beginning;

Thence, with the new easterly margin of Old Hickory Boulevard, and along a curve to the right, having a radius of 1,392.39 feet, a delta angle of 01° 51' 15", a chord bearing of, N 21° 29' 55" E, 45.06 feet, an arc length of 45.06 feet, to a new iron pin;

Thence, continuing with the new easterly margin of Old Hickory Boulevard, N 25° 10' 27" E, 121.02 feet, to a new iron pin, said pin being, S 64° 09' 00" E, 14.36 feet from an old iron pin in the old easterly margin of Old Hickory Boulevard;

Thence, leaving the margin of Old Hickory Boulevard and with the southerly line of Lot 1 on the aforementioned Belle Forest Commercial Area, S 64° 09' 00" E, passing through an old iron pin at 243.41 feet, a distance of 244.20 feet to a point in the westerly line of Robert R. Krilich;

Thence, with Krilich's westerly line, S 31° 43' 00" W, 90.96 feet, to an old iron pin in the northerly corner of Lot 2, Belle Forest Shopping Center of record in plat book 4175, page 124, R.O.D.C., Tennessee;

Thence, with the northwesterly line of said Lot 2, S 64° 47' 00" W, 97.00 feet, to an old iron pin in the northeast corner of the Gerald Wayne Miles property;

Thence, with Miles' northerly line, N 64° 09' 00" W, 169.10 feet, to the point of beginning.

Containing 0.85 acres, more or less, according to survey by Thomas, Miller & Partners dated 1/10/90.

Being the same property conveyed to The Burton Group, a Tennessee Partnership by deed from Landimer Real Estate Group, Inc. of record in Book 7918, page 405 and as corrected and rerecorded in Book 7990, page 219 of the Register's Office of Davidson County, Tennessee. See also Deed of Correction of record in Book 8027, page 552 of the Register's Office of Davidson County, Tennessee.

This property is known as 224 Old Hickory Blvd., Nashville, Tn.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said First City Bank, its successors and assigns, forever, together with the benefit of all of the covenants and warranties as contained in the aforesaid deed of trust; but I convey as Trustee only and am not bound personally upon said covenants and warranties.

WITNESS MY HAND this 24th day of October, 1990.

Robert B. Murfree

Robert B. Murfree, Trustee

STATE OF TENNESSEE

BOOK 8223 PG 500

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Robert B. Murfree, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal on this the 24th day of October, 1990.

Notary Public

My commission expires: 9/29/91

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $750,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Senior Vice President

Sworn to and subscribed before me, this 24th day of October, 1990.

Notary Public

My commission expires: 9/10/93

2983 10/24 0101 03CHECK 2485.00

67314

IDENTIF. TREFERENCE

OCT 24 11 23 AM '90

FELIX Z. NELSON
DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

BOOK 8223 PAGE 501

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 750000.00
CON TX 2475.00
PRFEE 1.00
MDEED 9.00
TOTAL 2485.00
CHECK 2485.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
10/24/90 01 11:24 0001 2983

67314

IDENTIF. TREFERENCE

OCT 24 11 23 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 367150