Box 6
DNE
MTL

w3:mf72

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

BOOK 8225 PAGE 398

TO: THE SAAR FOUNDATION, INC.

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
The Saar Foundation, Inc.	Same	Map 132-10
555 Grove Street-Suite 230		
Herndon, VA 22070-4705		Parcel 56

This instrument prepared by: DEARBORN & EWING, 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $750,000.

x _____
Affiant

Subscribed and sworn to before me, this the 26th day of October, 1990.

_____
Notary Public

My Comm. Expires: 3-27-93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated May 16, 1986, of record in Book 6869, page 438, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Sahib Al-Haddad and wife, Rafah S. Al-Haddad conveyed to John M. Brittingham, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of certain instruments of record in Book 7550, page 993, and Book 7702, page 411, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee in the place and stead of John M. Brittingham, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on Friday, October 26, 1990, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, to the highest bidder for cash, at public outcry, free from all legal and equitable rights of redemption, exemptions of homestead, rights by virtue of marriage and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in the THE NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on October 4, 1990, October 11, 1990, and October 18, 1990; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, The Saar Foundation, Inc., a Virginia corporation, acting through its agent, Isam AKkad, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of The Saar Foundation, Inc., a Virginia corporation, acknowledges receipt of the sum of Seven Hundred Fifty Thousand and No/100 Dollars ($ 750,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto The Saar Foundation, Inc., a corporation organized under the laws of the State of Virginia, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Dorland Subdivision as of record in Book 3842, page 8, Register's Office for said County, described as follows:

Beginning on the northerly margin of Battery Lane at the corner of Lot No. 1 Dorland Subdivision and Lot No. 2 of E. N. Kennon, Jr., Subdivision; thence with the line between these two lots northerly 183.95 feet to the N.E. corner of Lot No. 2, E. N. Kennon, Jr. Subdivision, thence North 88 deg. 10 min. West 38.0 feet to the S.E. corner of Lot 2 Dorland Subdivision; thence with the line between Lots 1 and 2, North 2 deg. 40 min. East 305.73 feet to the southerly margin of a 9 foot right of way for ingress and egress to Lot 2, thence with the said right of way eastwardly 110.05 feet to a spike on the southerly margin of Curtiswood Lane; thence with said Lane, southeastwardly 99.7 feet to a monument; continuing with said Lane, South 89 deg. 30 min. East 302.55 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, southeastwardly 32.10 feet to the westerly margin of the Franklin Pike; thence with said Pike, South 2 deg. 28 min. West 442.1 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southwestwardly 30.83 feet to the northerly margin of Battery Lane; thence with said Lane westwardly 472.4 feet to the beginning, containing 5.74 acres, more or less.

Being the same property conveyed to Sahib Al-Haddad and wife, Rafah S. Al-Haddad, by deed form Johnathan S. Ritter and wife, Nancy Ritter, of record in Book 6274, page 274, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to The Saar Foundation, Inc., a corporation organized under the laws of the State of Virginia, its successors and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto The Saar Foundation, Inc., a Virginia corporation, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 26th day of October, 1990.

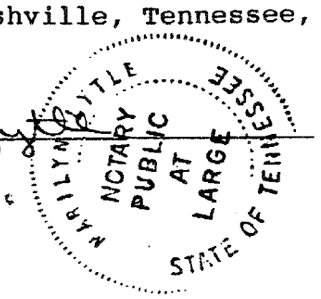
Stephen C. Baker, Substitute Trustee
Stephen C. Baker
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Baker, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26th day of October, 1990.

Marilyn Lytle
NOTARY PUBLIC



My Commission Expires: 3-27-93

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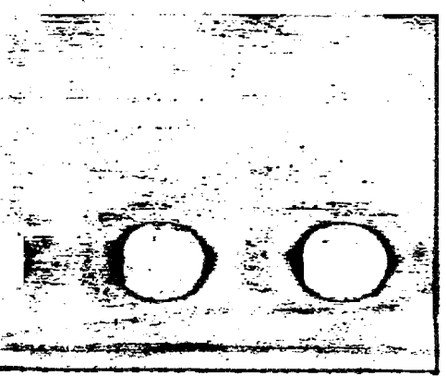
68045

IDENTIF. REFERENCE

OCT 29 [illegible] FM '90

[illegible]
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

FOR _____

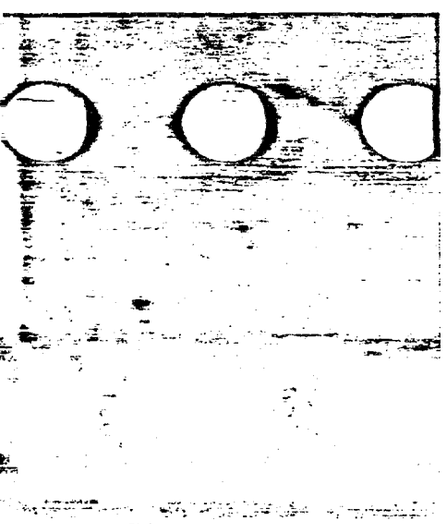
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
750000.00
CON TX 2475.00
PRFEE 1.00
WDEED 9.00
TOTAL 2485.00
CHECK 2485.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/26/90 01 12:12 0001 3937



68045

IDENTIF. REFERENCE

OCT 26 12 11 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 368093