25859 11/27/90

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

SUCCESSOR TRUSTEE'S DEED BOOK 8244 PAGE 224

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.
Aetna Life Insurance Company City Place Hartford, CT 06156 Attn: Law Department	Same	107-127

WHEREAS, by Deed of Trust, Assignment of Rents and Security Agreement dated April 14, 1988, of record in Book 7516, page 124, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Rowe Properties-Nashville Limited Partnership, a Virginia limited partnership, 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. Emmett Marston, Trustee ("Trustee"), to secure payment of the indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, Michael S. Peek, Successor Trustee ("Successor Trustee"), was appointed Successor Trustee on September 18, 1990, to serve in the place and stead of Trustee, said appointment being recorded in Book 8224, page 76, said Register's Office; 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 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 November 1, 1990, and thereafter published on November 8, 1990 and November 15, 1990, with said notice of sale advertising the sale of the Property to be held on November 27, 1990, at 12:00 Noon; and

WHEREAS, on November 27, 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 Four Million Two Hundred Ninety Thousand Dollars ($4,290,000.00), 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, Michael S. Peek, Successor Trustee, do hereby bargain, sell, transfer and convey the Property unto Aetna Life Insurance Company, 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, Michael S. Peek, 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 property known as Century City Plaza I, 51 Century Boulevard, Nashville, Tennessee 37214.

WITNESS my hand as Successor Trustee on this 27th day of November, 1990.

Michael S. Peek

Michael S. Peek, 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 Michael S. Peek, 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 himself to be the Successor Trustee named herein, and who further acknowledged that he 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 Four Million Two Hundred Ninety Thousand Dollars ($4,290,000.00).

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 27th day of November, 1990.

Laura Lincoln

Notary Public

My Commission Expires:
5-22-93

EXHIBIT A

Being a parcel of land lying in the First Civil District of Davidson County, Tennessee, being Lot D-1 of the Subdivision of Century City Lot D, as recorded in Plat Book 6250, Page 338, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING AT AN IRON PIN in the easterly right-of-way of McGavock Pike, said pin being 113.30' along the arc of a 10293.68' radius curve to the right, and N8°5'22" E, 81.53' from a iron pin at the southwest corner of Lot D-2 of said subdivision and the northwest corner of Air Corporate Associates, Ltd., Lot One as recorded in Book 5800, Page 314, Register's Office for Davidson County, Tennessee, and also the southwest corner of the following described tract;

THENCE, along the easterly right-of-way of McGavock Pike, north 08°05'22" east, 419.25 feet to a concrete monument lying at the southeasterly intersection of McGavock Pike and Century Boulevard.

THENCE, 78.54 feet along the arc of a curve to the right of said curve, having a radius of 50.00 feet, a central angle of 90°00'00" and a chord bearing and distance of north 53°05'22" east, 70.71 feet to a concrete monument lying on the southerly right-of-way of Century Boulevard.

THENCE, with the southerly right-of-way of Century Boulevard south 81°54'38" east, 66.77 feet to a concrete monument.

THENCE, 387.68 feet along the arc of a curve to the right, said curve having a radius of 350.21 feet, a central angle of 63°25'34" and a chord bearing and distance of south 50°11'51" east, 368.19 feet to a concrete monument.

THENCE, south 18°29'04" east, 37.53 feet to an iron pin.

THENCE, leaving the southerly right-of-way of Century Boulevard, south 53°05'22" west, 342.44 feet along the northerly property line of Century City Lot D-2 recorded in Plat Book 6250, page 338, to an iron pin.

THENCE, with said northerly property line north 81°54'38" west, 204.63 feet to the POINT OF BEGINNING, containing 3.65 acres.

BEING the same property conveyed to Rowe Properties - Nashville, a Virginia Limited Partnership by deed from Air Corporate Associates, Ltd., a Tennessee Limited Partnership of record in Book 6504, Page 746, Register's Office for Davidson County, Tennessee.

TOGETHER with all right, title and interest of Trustor in and to those certain easements, covenants and agreements contained in that certain Agreement for Common Driveway, Shared Parking and Utility Easements dated the 28th day of February, 1985 by and among Rowe Properties - Nashville, Air Corporate Associates, Ltd., and Republic Bank Dallas National Association, of record at Book 6504, Page 751, Register's Office for Davidson County, Tennessee, as amended.

75177

IDENTIF. TREFERENCE

Nov 27 3 58 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

0433 11/27 0101 03CHECK 14167.00

Prepared by: Cindy S. Smith

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8244 PAGE 227

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 4290000.00
CON TX 14157.00
PRFEE 1.00
MDEED 9.00
TOTAL 14167.00
CHECK 14167.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/27/90 01 15:58 0001 0433

75177

IDENTIF. REFERENCE

Nov 27 3 58 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 376404