Box 18 (KGK)

#42378 BOOK 8260 PAGE 866

This Instrument Prepared By:
BASS, BERRY & SIMS (JST)
2700 First American Center
Nashville, Tennessee 37238

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.
Northwestern National Life Insurance Company c/o Washington Square Capital, Inc. 1500 Northstar West 625 Marquette Avenue South Minneapolis, MN 55402	Same	Map 34-2, Parcel 10

WHEREAS, by Tennessee Deed of Trust and Assignment of Rents dated October 30, 1986, of record in Book 7025, page 635, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), J. Brent Hurd, Successor Trustee, and Two Mile Venture, a Tennessee joint venture, conveyed the real property described on attached Exhibit A, which is incorporated herein by reference (the "Property") to Jeffrey R. King, Trustee ("Trustee"), to secure payment of the indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, by Appointment of Substitute Trustee dated November 7, 1990, of record in Book 8239, page 14, said Register's Office, Kristie G. King was appointed Substitute Trustee under the Deed of Trust ("Substitute Trustee"); 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 Substitute 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 22, 1990, and thereafter published on November 29, 1990 and December 6, 1990, with said notice of sale advertising the sale of the Property to be held on December 14, 1990, at 12:00 Noon; and

WHEREAS, on December 14, 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 Substitute Trustee received a bid of Two Million and No/100ths Dollars ($2,000,000.00), 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, Kristie G. King, Substitute Trustee, do hereby bargain, sell, transfer and convey the Property unto Northwestern National Life Insurance Company, a Minnesota corporation, and its successors and assigns ("Grantee");

TO HAVE AND TO HOLD the Property, together with the estate, title and interest of Substitute Trustee therein and all hereditaments, easements, appurtenances and improvements thereto belonging, to the

Grantee in fee simple forever, free from the equity of redemption, all rights of redemption, statutory or otherwise (including, withut limitation, those rights of redemption contained in Tenn. Code Ann. § 66-8-101 et seq.), homestead, dower, elective share, rights 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 defects in title, liens, easements, encumbrances, 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, Kristie G. King, Substitute 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 Substitute 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 Substitute Trustee, but no further or otherwise.

This is improved property known as 907 Two Mile Parkway, Goodlettsville, Tennessee 37072.

WITNESS my hand as Substitute Trustee on this 14th day of December, 1990.

Kristie G. King

Kristie G. King, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared Kristie G. King, 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 Substitute Trustee named herein, and who further acknowledged that she as such Substitute Trustee executed the foregoing instrument (SUBSTITUTE 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 and No/100 Dollars ($2,000,000.00).

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 14th day of December, 1990.

James L. Tate

Notary Public

My Commission Expires:

20 May 1992

State of Tennessee
County of Davidson

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $2,000,000.00.

Affiant

Sworn to and subscribed before me this 14th day of December, 1990.

C. Dawn White

Notary Public

My Commission Expires:

Jan. 23, 1994

EXHIBIT A BOOK 8260 PAGE 868

Being a certain parcel of land located within the city of Goodlettsville, Davidson County, Tennessee; also being Lot #2 of Allstate Realty Subdivision as recorded in Book 4660, page 105, R.O.D.C., TN; described according to a survey made by Moran & Associates, Inc., dated November 30, 1984, revised October 2, 1986, as follows:

Beginning at an iron rod located at the back of a concrete sidewalk; said back of sidewalk being the westerly margin of Two Mile Pike; said iron rod being located 122 feet, more or less, northwesterly from the intersection of the said margin of Two Mile Pike and the northerly margin of Glancy Street; said iron rod also being the common front property corner of the herein described tract of Lot #1 of the said Allstate Realty Subdivision (current location of Steak & Ale Restaurant); thence, leaving the said margin of Two Mile Pike S 67 degrees 01 minutes 54 seconds W 324.03 feet to an iron rod; thence, S 27 degrees 46 minutes 47 seconds E 171.47 feet to an iron rod situated in the northerly margin of Glancy Street; said iron rod being 288 feet, more or less, southwesterly along the said margin of Glancy Street from the aforementioned margin of Two Mile Pike; thence, with the said margin of Glancy Street S 62 degrees 13 minutes 40 seconds W 359.14 feet to an iron rod; said iron rod being the most northeast corner of Echo Meadows Subdivision as recorded in Book 2331, page 64, R.O.D.C., TN; thence, leaving the said margin of Glancy Street and along the boundary line of Echo Meadows N 23 degrees 23 minutes 56 seconds W 255.50 feet to a concrete monument; thence, N 47 degrees 30 minutes 44 seconds E 443.29 feet to a concrete monument; thence, N 66 degrees 54 minutes 58 seconds E 251.62 feet to an iron rod located at the back of the aforementioned concrete sidewalk (westerly margin of Two Mile Pike); thence, with the said margin of Two Mile Pike S 22 degrees 58 minutes 24 seconds E 203.17 feet to the point of beginning. Containing 3.91 acres (170,237 square feet).

Being property conveyed to Hugh C. Howser, Jr., Trustee by Quitclaim Deed from Premier Property Investments, Ltd. of record in Book 6366, page 402, Register's Office for Davidson County, Tennessee, and by Designation of Substitute Trustee J. Brent Hurd is appointed to serve as Substitute Trustee, by instrument of record in Book 6366, page 424, Register's Office for Davidson County, Tennessee.

8 U 7 2 2

IDENTIF. REFERENCE

Dec 19 3 56 PM '90

DAVIDSON COUNTY TN.

00-0199 66.00 4279 0101 03CHECK

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8260 PAGE 869

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

AMT
2000000.00
CON TX 6600.00
PRFEE 1.00
MISC 9.00
TOTAL 6610.00
CHECK 6610.00
12/13/90 01 15:56 0001 0878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 U 7 2 2

IDENTIF. REFERENCE

DEC 13 3 56 PM '90

DAVIDSON COUNTY TN.

No. 383076