This Instrument Prepared By:
Stephen C. Small, Esq.
Wyatt, Tarrant, Combs, Gilbert & Milom
13th Floor
Third National Building
Nashville, Tennessee 37219

BOOK 8279 PAGE 105

TRUSTEE'S DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL NO.
Springfield Institution for Savings ATTN: Jim Broderick P.O. Box 3034 Springfield, MA 01101	Same	Map 92-16 Parcels 174, 182 and 203

This deed, made and entered into this 22nd day of January, 1991, by and between Stephen C. Small, acting as Trustee as hereinafter stated, party of the first part, and Springfield Institution for Savings, a Massachusetts mutual savings bank, party of the second part.

[illegible] 10900 00

W I T N E S S E T H

WHEREAS Midtown Plaza, Ltd., executed to Stephen C. Small, Trustee, upon the improved real property hereinafter described, a Mortgage Deed of Trust and Security Agreement, dated June 15, 1989, and recorded in Book 7865, page 959, Register's Office for Davidson County, Tennessee; and

WHEREAS the indebtedness thereby secured being overdue and unpaid, and the holder of the said indebtedness having called upon the said Trustee to foreclose the said Deed of Trust, the said Trustee, after due advertisement as required by law and the terms of the Deed of Trust, offered said land for sale at the door of the Courthouse on the 7th day of January, 1991, whereupon said Trustee adjourned the sale in accordance with the Notice of Trustee's Sale until noon on January 22, 1991, when and where Springfield Institution for Savings, a Massachusetts mutual savings bank, became the last and highest bidder at the price of Three Million Three Hundred Thousand and No/100 Dollars ($3,300,000.00).

Now, therefore, the said Stephen C. Small, acting as Trustee as aforesaid, in consideration of the premises set forth herein and of the said sum of Three Million Three Hundred Thousand and No/100 Dollars ($3,300,000.00) to him in hand paid, has bargained and sold and by these presents does bargain, sell, transfer, and convey unto the said Springfield Institution for Savings, a Massachusetts mutual savings bank, its successors and assigns, the improved real property sold as aforesaid, the same lying and being in the County of Davidson, and State of Tennessee, and more particularly described and bounded as follows:

Being three parcels of land in the First Civil District of Davidson County, Tennessee, being part of Lot Nos. 137 and 143 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, as shown on Survey of Alley, Young & Baumgartner, Inc., dated June 2, 1989, (File No. 89102) and being more particularly described as follows:

Parcel One

Being part of Lot No. 137 on the plan of Boyd Home Tract, as of record in Book 21, page 39, said Register's Office, located in the south-

east quadrant of the intersection of West End Avenue and Eighteenth Avenue, South, and described as follows:

Said parcel fronts 115 feet on the southerly margin of West End Avenue and runs back between parallel lines with the easterly margin of Eighteenth Avenue, South, approximately 150.4 feet to the northerly margin of a 12-foot alley measuring 115 feet thereon.

Containing 17,250 square feet or 0.40 acre, more or less, by scale.

Parcel Two

Being part of Lot No. 137 on the plan of Boyd Home Tract, as of record in Book 21, page 39, said Register's Office, located in the northeast quadrant of the intersection of Broadway and Eighteenth Avenue, South, and described as follows:

Said parcel fronts 103.79 feet on the northerly margin of Broadway and runs back with the easterly margin of Eighteenth Avenue, South, 151.7 feet to the southerly margin of a 12-foot alley measuring 99.25 feet thereon and measuring 121.67 feet along the easterly line.

Containing 13,600 square feet or 0.31 acre, more or less, by scale.

Parcel Three

Being part of Lot No. 143 on the plan of the Boyd Home Tract, as of record in Book 21, page 39, said Register's Office, located on the southerly margin of Broadway and described as follows:

Said parcel fronts 108.21 feet on the southerly margin of Broadway, being 240.1 feet easterly of the easterly margin of Nineteenth Avenue, South, said parcel runs back 156.47 feet on the westerly line and 175.4 feet on the easterly line and measuring 104.2 feet on the rear line.

Containing 17,100 square feet or 0.39 acre, more or less by scale.

Being the same property conveyed to Midtown Plaza, Ltd., by deed from William H. Freeman, Trustee, of record in Book 6883, page 64, Register's Office for Davidson County, Tennessee.

This is improved property including Midtown Plaza Office Building, 1717-1719 West End, and related parking garage whose street address is 1807 Broadway, Nashville, Tennessee 37203.

To have and to hold, said lands and premises, together with all privileges and appurtenances thereunto belonging to him, to the said party of the second part, its successors and assigns, in as full and ample a manner as the said Trustee has power to convey the same, but subject to any and all liens and encumberances as may affect the premises.

IN WITNESS WHEREOF, the said Stephen C. Small, acting as Trustee as hereinabove stated, has hereunto set his signature, the day and year first above written.

Stephen C. Small, Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen C. Small, as 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 22nd day of January, 1991.

Notary Public

My Commission Expires: 11-26-94

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,300,000.

Affiant

Subscribed and sworn to before me this 22nd day of January, 1991.

Notary Public

My Commission Expires: 11-26-94

IDENTIF. TREFERENCE

JAN 22 | 40 PM '91

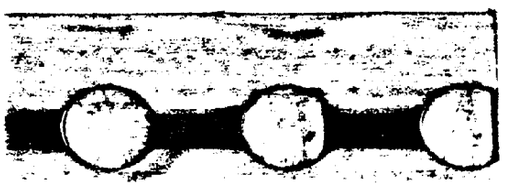
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

87543

F:\SCS\SIFS.DED (January 2, 1991; 4:45pm)

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8279 PAGE 108

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

MAMT
3300000.00
ERR CO
MAMT
3300000.00-
CAMT
~~3300000.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX 10890.00
PRFEE 1.00
WDEED 9.00
TOTAL 10900.00
CHECK 10900.00

01/22/91 01 13:39 0001 7144







87543

IDENTIF. REFERENCE

JAN 22 1 40 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 390987