#58135

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

SUCCESSOR TRUSTEE'S DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Guaranty Federal Savings Bank 10440 N. Central Expwy. Dallas, Texas 75231	Same	163-95.2 163-102
		7702 03/29 0101 03CHECK :16345.00

WHEREAS, by Deed of Trust, Mortgage, and Security Agreement, of record in Book 6215, page 83, Register's Office for Davidson County, Tennessee, as assigned by instrument of record in Book 6715, page 460, said Register's Office, and as modified by instruments of record in Book 6747, page 591, Book 6759, page 836, Book 6766, page 861, Book 6825, page 321, and Book 7638, page 702, Bent Tree Apartments, Ltd. conveyed to Joseph N. Barker, Trustee the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured appointed the undersigned as Successor Trustee by instrument recorded in Book 7451, Page 342, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary ,the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 11th day of March, 1991 at the Davidson County Courthouse, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Guaranty Federal Savings Bank, the holders of the secured indebtedness, being the highest and best bidders became the purchasers of said property at and for the sum of $4,950,000.00;

NOW, THEREFORE, in consideration of the premises, the undersigned, Felix R. Dowsley, III, as Successor Trustee, does hereby grant, bargain, sell and convey to the said Guaranty Federal Savings Bank, in fee simple forever, the property above mentioned in the County of Davidson and State of Tennessee and further described on Exbibit A attached hereto.

Together with and including the Improvements located on the aforesaid Premises.

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumberances of record.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Guaranty Federal Savings Bank, in fee simple forever, to whom the said Felix R. Dowsley, III, Successor Trustee, warrants the title to the aforesaid real property

against the lawful claims of all persons claiming by, through, or under him as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Felix R. Dowsley, III, as Successor Trustee, has caused this instrument to be executed this the 19th day of March 1991.

Felix R. Dowsley, III,
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Felix R. Dowsley, the within named bargainor, with whom I am personally acquainted, and who acknowledged that ___he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 19th day of March, 1991.

Notary Public

My Commission Expires:
5-22-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of the property is $4,950,000.00.

Affiant

Subscribed and sworn to before me this 19th day of March, 1991.

Notary Public

My Commission Expires:
5-22-93

EXHIBIT "A"

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, lying north of Mt. View Road and being bounded on the east by Bell Road and on the south by Hickory Hollow Terrace, as shown on plat of record in Book 5200, Page 697, R.O.D.C., Tennessee, and being more particularly described as follows:

BEGINNING at a point in the westerly margin of BellRoad, being 30.3 feet easterly from the southeast corner of Raymond Wells, Jr., property, as recorded in book 4688, Page 444, R.O.D.C., Tennessee;

THENCE, with Bell Road, S 38 degrees 30 minues 01 seconds W, 784.61 feet;

THENCE, with a curve to the right, having a central angle of 21 degrees 26 minutes, a radius of 1,562.14 feet, 584.34 feet;

THENCE, with a curve to the right in a northwesterly direction, said curve having a central angle of 92 degrees 03 minutes a radius of 25.00 feet, 40.17 feet, and said curve having a chord bearing N 74 degrees 03 minutes W, 35.98 feet;

THENCE, N 31 degrees 10 minutes W, 91.08 feet;

THENCE, with a curve to the left having a central angle of 29 degrees 22 minutes, a radius of 1,225.00 feet, 627.71 feet, and said curve having a chord bearing of N 42 degrees 42 minutes W, 620.86 feet;

THENCE, leaving Hickory Hollow Terrace with the easterly line of Lot J-4, as of record in Book 5200, Page 546, R.O.D.C., Tennessee, N 24 degrees 49 minutes E, 342.67 feet;

THENCE, N 62 degrees 18 minutes W, 50.07 feet to the southeast corner of Charlie Layne, as recorded in Book 4904, Page 405;

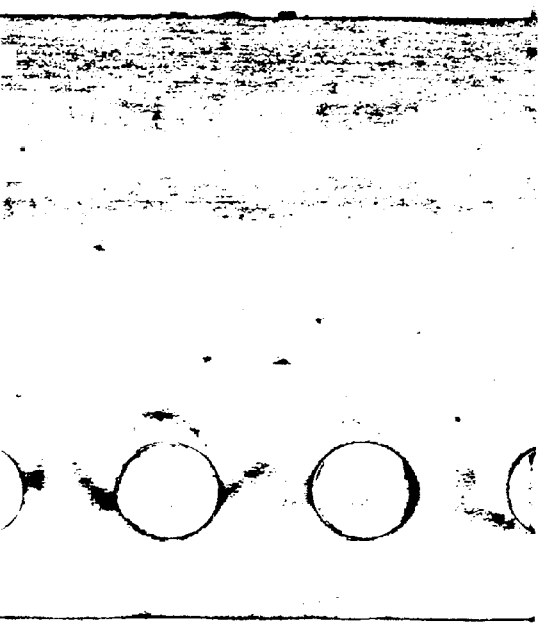
THENCE, with Layne's east line, N 06 degrees 46 minutes E, 210.05 feet to a point in the east line of Dudley W. King St., and being the southwest corner of Raymond Wells, Jr.;

THENCE, with Wells' southerly line, S 85 degrees 55 minutes E, 1,310.18 feet to the point of beginning.

Being part of the same property conveyed to Bent Tree Apartments, Ltd., by deed of record in Book 6215, Page 71, R.O.D.C., Tennessee.

Containing 20.34 acres, more or less.

02746
IDENTIF. TREFERENCE
MAR 29 11 40 AM '91
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

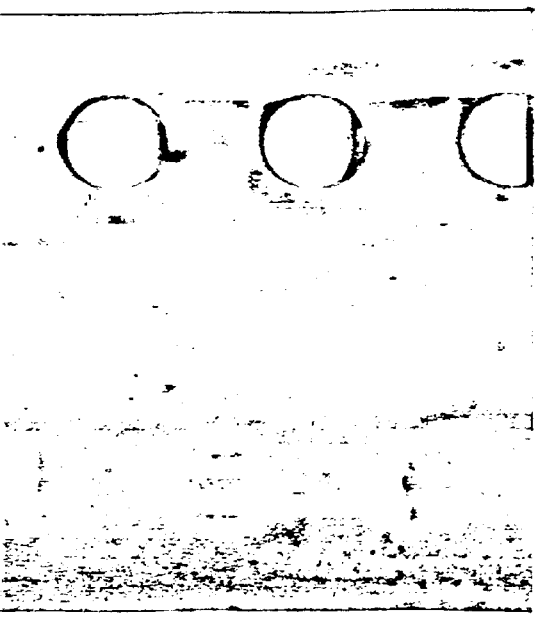
RECEIVED OF _____

FOR _____

BOOK 8319 PAGE 409

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	4950000.00
CKTX	16335.00
PRFEE	1.00
WDEED	9.00
TOTAL	16345.00
CHECK	16345.00

03/29/91 01 11:40 0001 7702

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

MAR 29 11 40 AM '91

IDENTIF. REFERENCE

02746

No. 408425