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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,813,847.28.

Randell B. Hoover
Affiant

Subscribed and sworn to before me, this 1st day of April, 1991.

Sue Legg
Notary Public

My Commission Expires: 5-23-94

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Metropolitan Federal Bank, a federal savings bank 230 Fourth Avenue North Nashville, TN 37219	SAME	75-35 4D-00650

0793 04/01 0101 03CHECK 5998.54

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, TWENTY-TWO ACRE ASSOCIATES, LTD., a Tennessee limited partnership, by a Deed of Trust, Assignment of Rents and Security Agreement (the "Deed of Trust") dated June 18, 1987, of record in Book 7272, page 682, Register's Office for Davidson County, Tennessee, conveyed to Glenn L. Lawrence, Trustee, the hereinafter real property to secure the payment to Metropolitan Federal Savings and Loan Association, now Metropolitan Federal Bank, a federal savings bank, of indebtedness more fully described in said Deed of Trust; and

WHEREAS, Wesley D. Turner was appointed Substitute Trustee by the owner and holder of said indebtedness by an instrument of record in Book 8295, page 385, Register's Office for said County; and

WHEREAS, default was made in the payment of said indebtedness; and

WHEREAS, the owner and holder demanded that the property be advertised and sold in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of

said sale having been published in the The Nashville Record on Thursday, March 7, 1991, Thursday, March 14, 1991, and Thursday, March 21, 1991; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 10:00 o'clock A.M. on Monday, April 1, 1991, and **METROPOLITAN FEDERAL BANK, a federal savings bank**, formerly Metropolitan Federal Savings and Loan Association (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of **ONE MILLION EIGHT HUNDRED THIRTEEN THOUSAND EIGHT HUNDRED FORTY-SEVEN AND 28/100 ($1,813,847.28) DOLLARS**, said amount being set off against the secured indebtedness.

NOW, THEREFORE, Wesley D. Turner, in his capacity as Substitute Trustee, and not otherwise, in consideration of the premises and application of the sum stated above, hereby transfers and conveys to the Grantee, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

A tract of land in Hermitage, the Second Civil District of Davidson County, Tennessee, located on the northerly margin of Juarez Road (formerly Old Lebanon Dirt Road) between Old Hickory Boulevard and the Seaboard System Railroad and being described according to a survey of Barge, Waggoner, Sumner & Cannon dated July 27, 1983 and revised October 14, 1983, March 19, 1986, April 18, 1986, April 23, 1986, April 28, 1986, August 21, 1986 and further revised February 2, 1987, and more particularly described as follows:

Beginning at the point of intersection of the easterly margin of the Seaboard Systems Railroad and the northerly margin of Juarez Road; thence with the easterly margin of said railroad being 37 feet distant from the centerline N 15° 40′ East, 1255.00 feet to the southerly boundary of the property to Sara D. and Morgan Eliza Stanford; thence leaving said Railroad and with said southerly boundary and remnants of a fence S 86° 40′ E, 150.89 feet to the westerly margin of Old Hickory Boulevard; thence with said margin with a curve to the left in a southeasterly direction 766.61 feet to a highway monument, said curve having a radius of 1994.86 feet, a central angle of 22° 01′ 06″, a tangent distance of 388.09 feet and a chord of S 34° 07′ E, 761.90 feet; thence S 45° 07′ E, 549.34 feet to a highway monument; thence continuing with said margin with a curve to the right in a southeasterly direction 207.81 feet to the northerly margin of Juarez Road, said curve having a radius of 1809.86 feet, a central angle of 06° 34′ 44″, a tangent distance of 104.02 feet and a chord of S 41° 50′ E, 207.70 feet; thence with said margin of Juarez Road with a curve to the right in a southwesterly direction 217.84 feet to a point, said curve having a radius of 415.74 feet, a central angle of 30° 01′ 17″ a tangent distance of 111.48 feet and a chord of S 74° 14′ W, 215.35 feet; thence S 88° 08′ W, 227.28 feet; thence continuing with said margin with a curve to the right 206.06 feet, said curve having a radius of 2266.83 feet, a central angle of 05° 12′ 29″, a tangent distance of 103.10 feet and a chord of N 89° 16′ W, 205.99 feet; thence, N 86° 40′ W, 45.77 feet to a highway monument; thence at right angles with an offset in said margin S 03° 20′ W, 10.00 feet; thence continuing with said margin N 86° 40′ W, 759.12 feet to the point of beginning. Containing 943,326 square feet or 21.66 acres, more or less.

Being the same property conveyed to Twenty-Two Acre Associates, Ltd., a Tennessee limited partnership by deed from Hermitage Station Associates, Ltd., a Tennessee limited partnership, of record in Book 7272, page 676, Register's Office for said County.

This conveyance is made subject to:

1. Any and all unpaid taxes that may be a lien against said property.

2. A 50 foot easement for right-of-way for highway purposes granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, by Harry D. Dodson and Marcelle S. Dodson of record in Book 3948, page 777, said Register's Office.

3. A 10 foot easement for right-of-way for highway purposes granted to Davidson County by Harry D. Dodson and Marcelle Estes of record in Book 4987, page 167, said Register's Office.

4. An easement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government by Harry D. Dodson, et ux, Elizabeth K. Dodson and Marcelle Dodson Estes, et vir, Ralph Estes of record in Book 5647, page 515, said Register's Office.

5. An easement for right-of-way purposes granted to the State of Tennessee, for the use and benefit of the Department of Transportation by Henry D. Dodson and Marcelle S. Dodson Estes of record in Book 5125, page 598, said Register's Office.

6. Subject to the right-of-way of Seaboard Systems Railroad.

7. Certificate of Limited Partnership of Twenty-Two Acre Associates, Ltd. of record in Book 7272, page 271, said Register's Office, and amended in Book 7794, page 75, said Register's Office.

8. Rights of parties in possession.

9. Easements or claims of easements not shown by the public records.

10. Matters which would be disclosed by an accurate survey of the premises.

11. Any other matters not subordinate to the Deed of Trust.

TO HAVE AND TO HOLD the aforesaid real estate free from the equity of redemption, the statutory right of redemption, exemptions of homestead, rights by virtue of marriage, and all other rights and exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Wesley D. Turner, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, and its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this the 1st day of April, 1991.

Wesley D. Turner, Substitute Trustee

Wesley D. Turner, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WESLEY D. TURNER, SUBSTITUTE TRUSTEE**, 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 1st day of April, 1991.

Sue Legg
Notary Public

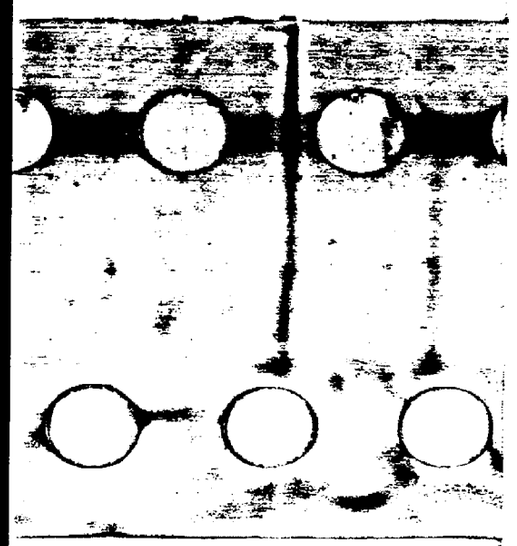
My Commission Expires: 5-23-94

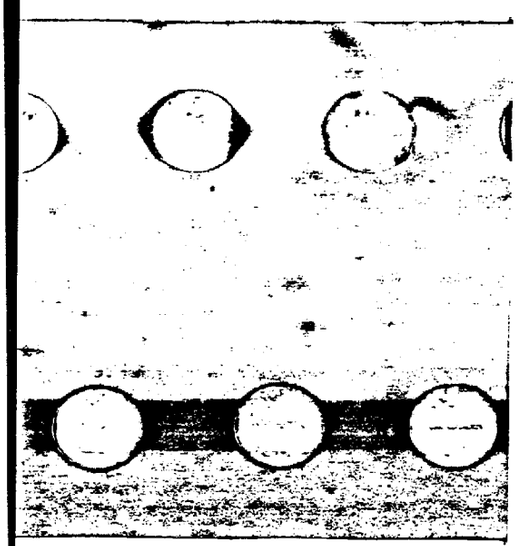
03306

IDENTIF. TREFERENCE

APR 1 3 48 PM '91

FELIX Z. [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 1813847.28
CON TX 5985.54
PRFEE 1.00
WDEED 12.00
TOTAL 5998.54
CHECK 5998.54

04/01/91 01 15:48 0001 0993

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03306

IDENTIF. REFERENCE

APR 1 3 48 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 409101