SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

JOSEPH F. BUFFLER, TRUSTEE
211 7th Avenue, North
Nashville, TN. 37219

BILLS TO
S A M E

Map 147
Par 10

SUBSTITUTE TRUSTEE'S DEED

BOOK 8327 PAGE 281

WHEREAS, on the 4th day of November, 19 88, STEPHEN E. DAVIS was named Trustee in a Deed of Trust of even date executed by BROOKRIDGE JOINT VENTURE conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 290,000.00, principal and interest at index + per annum on the unpaid principal balance, said Deed of Trust being recorded in Book 7697, page 63, in the Register's Office of Davidson Tennessee; and

WHEREAS, I, ALAN D. MAZER was appointed Substitute Trustee by instrument dated March 8, 1991 and recorded on March 11, 1991 in the Register's Office of Davidson County Tennessee in Book 8307, page 344; and

WHEREAS, I, ALAN D. MAZER, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: March 14, March 21, and March 28, 19 91, in The NASHVILLE RECORD a newspaper published in Davidson County Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on April 5, 1991, at 12:00 Noon, at the front door of the Courthouse in Davidson County Tennessee, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time JOSEPH F. BUFFLER, Trustee submitted the highest and best bid in the amount of $ 165,000.00.

NOW THEREFORE, in consideration of the premises, I, ALAN D. MAZER, Substitute Trustee, do hereby sell, transfer and convey to JOSEPH F. BUFFLER, Trustee, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Brookridge Joint Venture by deed of record in Book 7697, Page 51, Register's Office for Davidson County, Tennessee.

I, ALAN D. MAZER, Substitute Trustee, convey to JOSEPH F. BUFFLER, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 5th day of April, 1991.

Alan D. Mazer
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 8327 PAGE 282

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALAN D. MAZER, the 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 5th day of April, 19 91.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 11-21-92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 165,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of April, 19 91.

Janet S. Davis
Notary Public

My Commission Expires: 11-21-92

RETURN TO:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

BEING a tract of land in the First Civil District, Thirtieth Councilmanic District, Davidson County, Tennessee, located on the northerly margin of Harding Place, between Sevenmile Creek and Jonquil Drive and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Harding Place (75 feet from the centerline) at an offset in said margin, said point being approximately 1,200 feet east of Sevenmile Creek and further described as being the southwest corner of Harding Place Office Park and/or Lot No. 2, of record in Book 5190, Page 631, R.O.D.C.;

THENCE, with said margin of Harding Place with an offset S 4 deg. 09 min. E, 30.83 feet to an iron pin;

S 1 deg. 44 min. E, 4.62 feet to an iron pin (40 feet from the centerline);

THENCE, continuing with said margin with a line 40 feet from the centerline, N 87 deg. 17 min. sec. W. 475.30 feet to an iron pin;

THENCE ,with a curve to the left, 153.79 feet to an iron pin, said curve having a radius of 1,472.69 feet; a central angle of 5 deg. 59 min. 24 sec., a tangent distance of 76.97 feet and a chord of 85 deg. 44 min. W. 153.72 feet;

THENCE, leaving said margin with the easterly boundary to Harding Mall Associates, of record in Book 3398, Page 325; R.O.D.C., N 13 deg. 20 min. W, 215.97 feet to the southerly boundary to Section Two, Herbert Heights, of record in Book 3500, Page 83, R.C.D.C.;

THENCE, with said boundary and rear line of Lot Nos. 5 through 9, part of 10, S 63 deg. 33 min. E, 417.11 feet to a concrete monument, the southeast corner to Lot No. 5;

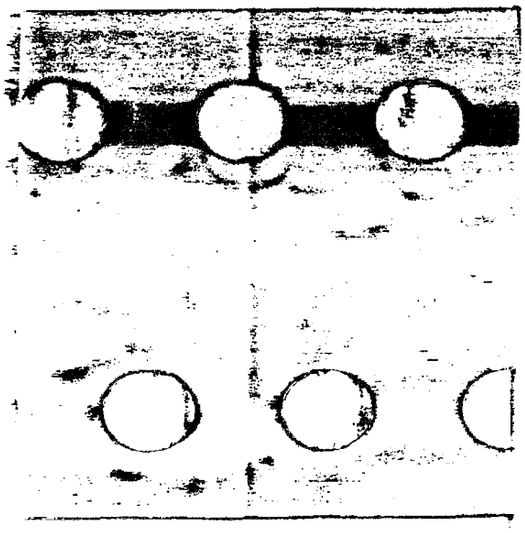
THENCE, leaving said lots and with the southerly line of a reserved parcel shown on said Herbert Heights, S 83 deg. 28 min. E, 254.29 feet to an iron pin in the westerly line of Lot No. 2 of the heretofore mentioned Harding Place Office Park;

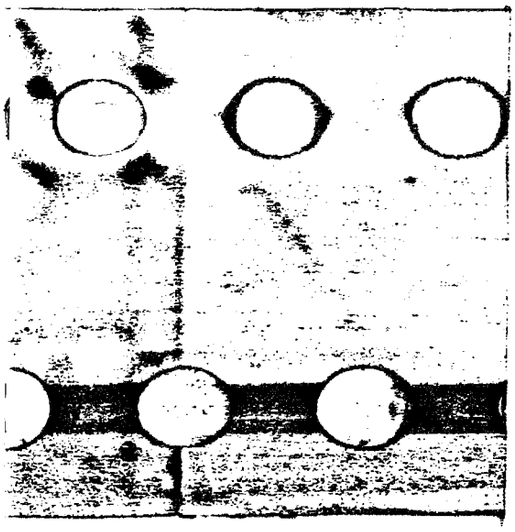
THENCE, with said line, S 4 deg. 09 min. E, 121.19 feet to the northerly margin of Harding Place the point of beginning.

CONTAINING 115,192 square feet or 2.64 acres.

SUBJECT to such state of acts an accurate title search may disclose.

05473
IDENTIF. REFERENCE
APR 9 3 50 PM '91
FELIX [illegible]
DAVIDSON COUNTY TN.
3477 04/09 0101 CKCHECK 554.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8327 PAGE 284

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 165000.00
CON TX 544.50
PRFEE 1.00
WDEED 9.00
TOTAL ~~554.50~~
CHECK ~~554.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/09/91 01 15:49 0001 3477

05473

IDENTIF. REFERENCE

APR 9 3 50 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 411555