THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
White & Reasor
3305 West End Avenue
Nashville, TN 37203

Address New Owners:	Send Tax Bills To:	Map/Parcel No.
Security Federal Savings and Loan Association of Nashville 616 Marriott Drive Nashville, Tennessee 37230	-SAME-	50-0-27

SUCCESSOR TRUSTEE'S DEED

WHEREAS, A & G ENTERPRISES, INC., FERAYDOON KHANKHANIAN and wife, FARZANEH KHANKHANIAN, by Deed of Trust dated January 5, 1988, transferred and conveyed unto E. A. Covington, Jr., Trustee, the property hereinafter described, said Deed of Trust being of record in Book 7443, page 488, Register's Office for Davidson County, Tennessee; and

WHEREAS, Union Title Company, Inc., 616 Marriott Drive, Nashville, Tennessee, 37230, was appointed Successor Trustee by instrument of record in Book 8296, page 518, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust has become overdue and unpaid, and the holder of said indebtedness has accelerated the unpaid principal balance and has called upon the undersigned, as Successor Trustee, to foreclose the said Deed of Trust; and

WHEREAS, the undersigned, after due advertisement as required by law, as set forth in that Successor Trustee's Sale and Foreclosure Notice, a copy of which is attached hereto as Exhibit "B", and as required by the terms of the Deed of Trust offered said property for sale at the South door of the Courthouse in Davidson County, Tennessee, pursuant to the terms of said Deed of Trust at Nashville, Tennessee on April 9, 1991, when and where Security Federal Savings and Loan Association of Nashville became the last and highest bidder at the price of Two hundred fifteen thousand and No/100---------- ($ 215,000.00) Dollars, said bid being subject to all items set forth on Exhibit "C" attached hereto and incorporated herein by reference.

NOW, THEREFORE, I, Union Title Company, Inc., Successor Trustee, in consideration of the premises and the sum of Two hundred fifteen thousand and No/100---------- ($215,000.00) Dollars, cash to me in hand paid, the receipt of which is hereby acknowledged, by these presents do hereby transfer and convey unto Security Federal Savings and Loan Association of Nashville, its heirs, successors, and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining to Security Federal Savings and Loan Association of Nashville, its heirs, successors, and assigns, in as full and complete manner as the undersigned, in its capacity as Successor Trustee, has the power to convey the same.

THE UNDERSIGNED, Union Title Company, Inc., Successor Trustee, as successor trustee only, warrants the title to said property to Security Federal Savings and Loan Association of Nashville, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the undersigned, Union Title Company, Inc., Successor Trustee, has set its hand on this the 9th day of April, 1991.

UNION TITLE COMPANY, INC.,
Successor Trustee

BY: Hugh J. Bradley
TITLE: Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George R. Fusner, Jr., a Notary Public of the State and County aforesaid, Hugh J. Bradley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the vice president of UNION TITLE COMPANY, INC., and is authorized by UNION TITLE COMPANY, INC. to execute this instrument on behalf of UNION TITLE COMPANY, INC.

Witness my hand, at office, this 9th day of April, 1991.

FUSNER NOTARY PUBLIC

Notary Public
My commission expires: 2-15-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.

Richard J. Morris V.P.
AFFIANT

SUBSCRIBED and sworn to before me, this 4th day of April, 1991.

Notary Public
My Commission Expires: 2-15-93

EXHIBIT "A"

A tract of land in the 12th, formerly 21st Civil District of Davidson County, Tennessee, bounded and described as follows:

BEGINNING at a point in the center of Brick Church Pike, Mrs. S. W. Walker's Northwest corner, and running South 88 degrees East 75.3 poles to a stake in the center of an old road; thence North 2 degrees East 68.54 poles to a stake 3 feet Southeast of abutment on the south side of a creek; thence North 88-1/2 degrees West 84.7 poles to the center of Brick Church Pike, C. H. Cole's southwest corner; thence along the center of Brick Church Pike, South 11-1/2 degrees East 49.5 poles to a point in said Pike; thence South 2-3/4 degrees East 8.2 poles to a point in said pike; thence South 14 degrees West 10.72 poles to the beginning point, containing 33 acres and 14 poles, more or less.

INCLUDED in the above-described property, but expressly EXCLUDED herein, is that property conveyed to Charles A. Faulkner and wife, Norma J. Faulkner, by deed from Howard Klooz and wife, Myrtle Klooz, of record in Book 4308, Page 528, said Register's Office, described as follows:

BEGINNING at a point on the easterly margin of Brick Church Pike, said point being 625 feet, more or less, Northerly from the North fork of Ewing Creek; thence South 83 degrees 36 minutes East 290.4 feet; thence North 7 degrees 00 minutes West 150 feet; thence North 83 degrees 36 minutes West 290.4 feet to the easterly margin of Brick Church Pike; thence with the same South 7 degrees East 150 feet to the beginning.

Also INCLUDED in the above descried property, but expressly EXCLUDED herein, is property conveyed to Robert I. Wilson and wife, by deed of record in Book 3368, Page 99, said Register's Office, described as follows:

BEGINNING at a point in the center line of Brick Church Pike at the old C. H. Cole southwest corner; thence along the center line of the Pike, South 11-1/2 degrees East 150 feet; thence leaving the Pike South 88-1/2 degrees East 290 feet; thence North 11-1/2 degrees West 150 feet to a point in the south line of said Cole Tract; thence along said line, North 88-1/2 degrees West 290 feet to the beginning, containing 1 acre more or less.

Also INCLUDED in the above description but expressly EXCLUDED from this conveyance are the following four tracts of land:

BEING LOT number (40), on the Plan of Northbrook subdivision, Phase I, as of record in Book 6900, page 859, Register's Office for Davidson County, Tennessee, for a more complete description reference to said plan is hereby made.

BEING the same property conveyed to Feraydoon Khankhanian and wife, Farzaneh Khankhanian, by Deed of record in Book 8260, page 36, Register's Office for Davidson County, Tennessee.

BEING LOT number (49), on the Plan of Northbrook Subdivision, Phase I, as of record in Book 6900, page 859, Register's Office for Davidson County, Tennessee, for a more complete description reference to said plan is hereby made.

BEING the same property conveyed to Ahmad Ghafooriankia by Deed of record in Book 8260, page 39, Register's Office for Davidson County, Tennessee.

BEING LOTS No. 44 & 45 on the Plan of Northbrook Subdivision, Phase I, as of record in Book 6900, page 859, Register's Office for Davidson County, Tennessee, for a more complete description reference to said plan is hereby made.

BEING the same property conveyed to Ahmad Ghafooriankia by Deed of record in Book 8061, page 974, Register's Office for Davidson County, Tennessee.

BEING LOT No. 46 on the Plan of Northbrook Subdivision, Phase I, as of record in Book 6900, page 859, Register's Office for Davidson County, Tennessee, for a more complete description reference to said plan is hereby made.

BEING the same property conveyed to Amir Arab by Deed of record in Book 8061, page 971, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to A & G Enterprises, Inc., a Tennessee Corporation, and Feraydoon Khankhanian and wife, Farzaneh Khankhanian, by deed from Southland Marketing Group, Inc., a Tennessee corporation, of record in Book 7443, page 485, Register's Office for Davidson County, Tennessee.

SUCCESSOR TRUSTEE'S SALE AND FORECLOSURE NOTICE

Default having been made in the terms, conditions, provisions, and payments provided for in a certain Deed of Trust dated January 5, 1988, to secure an indebtedness as described therein, executed by A & G Enterprises, Inc., Feraydoon Khankhanian and wife, Farzaneh Khankhanian to E. A. Covington, Jr., Trustee, and recorded in Book 7443, page 488, Register's Office for Davidson County, Tennessee, and all of the secured indebtedness having become due and payable as provided in said Deed of Trust at the option of the lawful owner and holder of the same, and by instrument of record in Book 8296, page 518, Register's Office for Davidson County, Tennessee, Union Title Company, Inc. having been appointed Successor Trustee, I, Union Title Company, Inc., Successor Trustee, 616 Marriott Drive, Nashville, Tennessee, acting upon the demand of Security Federal Savings and Loan Association of Nashville, the lawful owner and holder of said indebtedness, to foreclose said Deed of Trust by virtue of the power and authority vested in me as such Successor Trustee, will, on

APRIL 9, 1991

at 11:00 o'clock a.m. at the South (Main) Door of the courthouse in Nashville, Davidson County, Tennessee, sell at public outcry to the highest bidder for cash (or credit upon the indebtedness secured if the lawful owner and holder thereof is the successful purchaser) free from the equity of redemption, statutory right of redemption, homestead, dower, curtesy, and all other rights and exemptions of every kind, which have been expressly waived in said Deed of Trust, the following described real property in Davidson County, Tennessee:

A tract of land in the 12th, formerly 21st Civil District of Davidson County, Tennessee, bounded and described as follows:

BEGINNING at a point in the center of Brick Church Pike, Mrs. S. W. Walker's Northwest corner, and running South 88 degrees East 75.3 poles to a stake in the center of an old road; thence North 2 degrees East 68.54 poles to a stake 3 feet Southeast of abutment on the south side of a creek; thence North 88-1/2 degrees West 84.7 poles to the center of Brick Church Pike, C. H. Cole's southwest corner; thence along the center of Brick

Church Pike, South 11-1/2 degrees East 49.5 poles to a point in said Pike; thence South 2-3/4 degrees East 8.2 poles to a point in said pike; thence South 14 degrees West 10.72 poles to the beginning point, containing 33 acres and 14 poles, more or less.

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This property is located on Brick Church Pike, Nashville, Davidson County, Tennessee. 8.21 acres of the property are unimproved lots bearing lot numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 41, 42, 43, 47, 48, 50, 51, 52 and 53 of Northbrook Subdivision, Phase One, a plat of which appears in Plat Book 6900, page 859, Register's Office for Davidson County, Tennessee. Those lots have the following street addresses:

Lot No.	Street Address
1	3801 Northbrook Drive
2	3805 Northbrook Drive
3	3809 Northbrook Drive
4	3813 Northbrook Drive
5	3817 Northbrook Drive
6	3821 Northbrook Drive
7	3825 Northbrook Drive
8	3829 Northbrook Drive
9	3833 Northbrook Drive
41	3740 Ridge Top Drive
42	3736 Ridge Top Drive
43	3732 Ridge Top Drive
47	3725 Ridge Top Drive
48	3729 Ridge Top Drive
50	3824 Northbrook Drive
51	3820 Northbrook Drive
52	3816 Northbrook Drive
53	3812 Northbrook Drive

The balance of the property has no street address.

Said sale is subject to the following:

1. 1991 Metropolitan Government of Nashville and Davidson County real property taxes, a lien, not yet due and payable;

2. Encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey or inspection of the premises;

3. Easements or claims of easements not shown by public records;

4. Any and all unpaid taxes and special assessments;

5. Any and all restrictions, easements, set-back lines, deeds of trust, or other prior encumbrances of record, including rights of redemption of any governmental agency, state or federal;

6. Any zoning ordinance of the Metropolitan Government of Nashville and Davidson County, Tennessee;

7. Title to that portion of the premises embraced within the bounds of any public roads or highways;

8. No warranty, express or implied, is made by the Successor Trustee or the holder of the indebtedness as to the condition of the property or the improvements located thereon;

9. Those items shown on the plat of Phase One, Northbrook Subdivision, which appears of record in Plat Book 6900, page 859, Register's Office for Davidson County, Tennessee;

10. Easement for right-of-way for Brick Church Pike and an old road lying within the boundary of the subject property;

11. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of record in Book 5890, page 627, Register's Office for Davidson County, Tennessee;

12. Subject to the flow of Ewing Creek, which borders the property;

NOTICE OF SALE PURSUANT TO UNIFORM COMMERCIAL CODE:

To the extent the foregoing Deed of Trust constitutes a security agreement in personal property of Borrower or any successors in interest located upon or within the aforesaid real estate, such personal property shall be sold at public sale, together with the real estate hereinabove described in accordance with the rights and remedies of Lender in respect to said real estate, as provided for in Tenn. Code Ann. Section 47-9-501(4). To the extent required, this Notice constitutes a notice pursuant to Article 9 of the Uniform Commercial Code as in effect in the State of Tennessee.

The Successor Trustee, at its sole discretion, may at the time and place appointed above for the sale in order to accomplish the most advantageous sale and consequent discharge of his trust obligation under the circumstances, reserve the right to do any or all of the following:

1. By oral announcement, Successor Trustee may elect to adjourn the sale to another time during regular business hours

on a different day, but at the same place, so long as no potential purchaser is thereby precluded from placing a bid;

2. By oral announcement, Successor Trustee may elect to delay the sale for a reasonable time during regular business hours, on the same day, to be continued at the same place at the announced time, in order to enable any bona fide bidder to determine and submit a bid, so long as no potential purchaser is thereby precluded from placing a bid; and/or

3. By oral announcement, Successor Trustee may elect to sell the property in such lots, parcels, segments, or separate estates as may accomplish the most advantageous sale and consequent discharge of his or her trust obligation under the circumstances, and to this end Successor Trustee may sell the property first in whole and then in part, and ultimately consummate the sale in whichever manner produces the most advantageous result.

THIS the 7th day of March, 1991.

UNION TITLE COMPANY, INC.,
SUCCESSOR TRUSTEE

Insertion Dates:
March 14, March 21 and March 28, 1991.

ATTORNEY FOR SUCCESSOR TRUSTEE:

George R. Fusner, Jr.
White & Reasor
3305 West End Avenue
Nashville, Tennessee 37203
(615) 383-3345

EXHIBIT "C"

1. 1991 Metropolitan Government of Nashville and Davidson County real property taxes, a lien, not yet due and payable;

2. Encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey or inspection of the premises;

3. Easements or claims of easements not shown by public records;

4. Any and all unpaid taxes and special assessments;

5. Any and all restrictions, easements, set-back lines, deeds of trust, or other prior encumbrances of record, including rights of redemption of any governmental agency, state or federal;

6. Any zoning ordinance of the Metropolitan Government of Nashville and Davidson County, Tennessee;

7. Title to that portion of the premises embraced within the bounds of any public roads or highways;

8. No warranty, express or implied, is made by the Successor Trustee or the holder of the indebtedness as to the condition of the property or the improvements located thereon;

9. Those items shown on the plat of Phase One, Northbrook Subdivision, which appears of record in Plat Book 6900, page 859, Register's Office for Davidson County, Tennessee;

10. Easement for right-of-way for Brick Church Pike and an old road lying within the boundary of the subject property;

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12. Subject to the flow of Ewing Creek, which borders the property.

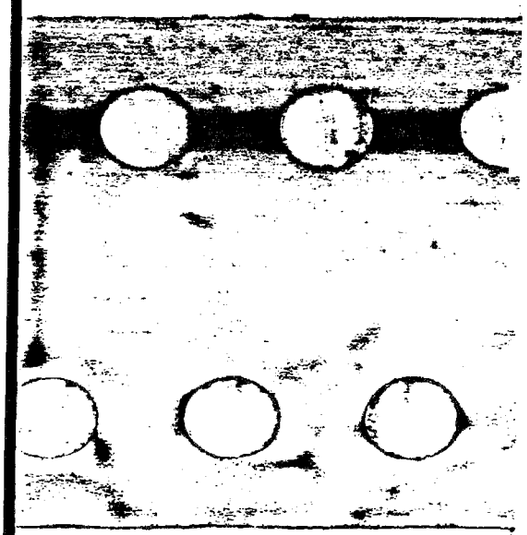
3736 04/10 0101 03CHECK 743.50

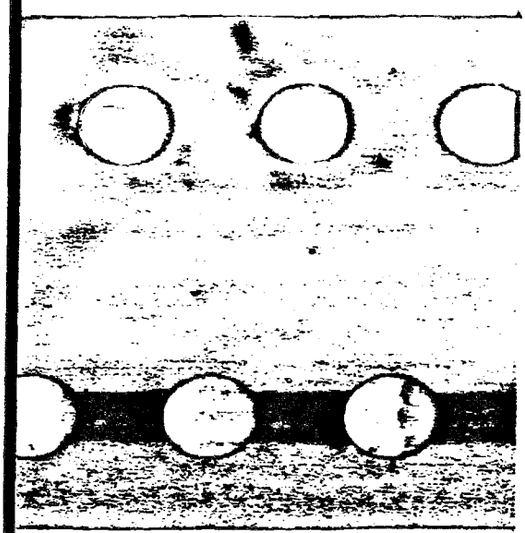
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IDENTIF. T REFERENCE

APR 10 2 39 PM '91

DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8327 PAGE 924

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 215000.00
CON TX 709.50
PRFEE 1.00
WDEED 33.00
TOTAL 743.50
CHECK 743.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/10/91 01 14:37 0001 3736

05673

IDENTIF. REFERENCE

APR 10 2 39 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 411811