FROM: James R. Kelley
SUBSTITUTE TRUSTEE

TO: Commerce Trading Corporation

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Commerce Trading Corporation		104-6/235
10th Floor	SAME	104-6/236
One Sovran Place		104-6/237
Nashville, TN 37239		104-2/224

This instrument prepared by: Neal & Harwell, 2000 One Nashville Place, 150 Fourth Avenue, North, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Ron N Swan
Affiant

Subscribed and sworn to before me, this the 25 day of April, 1991.

Notary Public

My Comm. Expires: 4-26-92

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated January 28, 1991, of record in Book 7459, page 40, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", KLN Associates, a Georgia general partnership, conveyed to Ronald G. Turner, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidence by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 8318, page 608, Register's Office for Davidson County, Tennessee, appointed James R. Kelley, Substitute Trustee, in the place and stead of Ronald G. Turner, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed James R. Kelley, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, James R. Kelley, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 noon, on April 25, 1991, at the front door of the Courthouse in Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, and advertisement of sale was duly published in the Nashville

Record, a newspaper of general circulation in Davidson County, Tennessee, on April 4, 11 and 18, 1991; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Commerce Trading Corporation, acting through its agent, RON SUEDEKUM, was the highest and best bidder;

NOW, THEREFORE, the undersigned, James R. Kelley, Substitute Trustee, pursuant to the bid of Commerce Trading Corporation, acknowledges receipt of the sum of One Million Five Hundred Thousand & 00/100 Dollars ($ 1,500,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Commerce Trading Corporation, a corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being all of Lots 48, 49, 50, 52, 53, and part of Lot 51, as shown on the plan of the Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, R.O.D.C., Tennessee, as well as the area which was formerly covered by Metropolitan Government Alley Number 912 (now closed), and more particularly described as follows:

Beginning at an iron pin set at the intersection of the East R.O.W. of 32nd Avenue South with the South R.O.W. of West End Avenue and proceeding as follows:

With said R.O.W. of West End Avenue, North 43 degrees, 00 minutes, 00 seconds East, a distance of 225.31' to an iron pin set at the beginning of a curve to the right;

Thence, with said curve having a radius of 10.00', an arc distance of 18.46' to a "P-K" Nail set in the West R.O.W. of 31st Avenue South;

Thence, with said R.O.W. of 31st Avenue South, South 31 degrees, 14 minutes, 27 seconds East, a distance of 304.10' to a "P-K" Nail set in the north R.O.W. of Metropolitan Government Alley Number 914;

Thence, with said R.O.W. of said Alley, South 59 degrees, 44 minutes, 32 seconds West, a distance of 225.61' to a drilled hole in the edge of a sidewalk in the East R.O.W. of 32nd Avenue South;

Thence, with said R.O.W. of 32nd Avenue South, North 32 degrees, 09 minutes, 29 seconds West, a distance of 248.69' to the beginning and containing 64,418 square feet or 1.479 acres, more or less, according to a survey by Barry Greer and Associates, dated December 12, 1986, as last revised January 20, 1988.

Being the same property conveyed to KLN Associates, a Georgia general partnership composed of Henry E. Kromer, Noah H. Long, Jr. and Michael A. Natbony from The Corporeal Group, a Tennessee general partnership, by deeds of record in Book 7459, page 32, and Book 7459, page 35, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Commerce Trading Corporation, a corporation organized under the laws of the State of Tennessee, its successors and assigns, forever; and James R. Kelley, Substitute Trustee, does hereby transfer, assign, and set over unto Commerce Trading Corporation, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said James R. Kelley, Substitute Trustee, has executed this instrument on this the 25 day of April, 1991.

James R. Kelley,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF Sm)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R Kelley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 25th day of April, 1991.

NOTARY PUBLIC

My Commission Expires: 4-26-92

09481

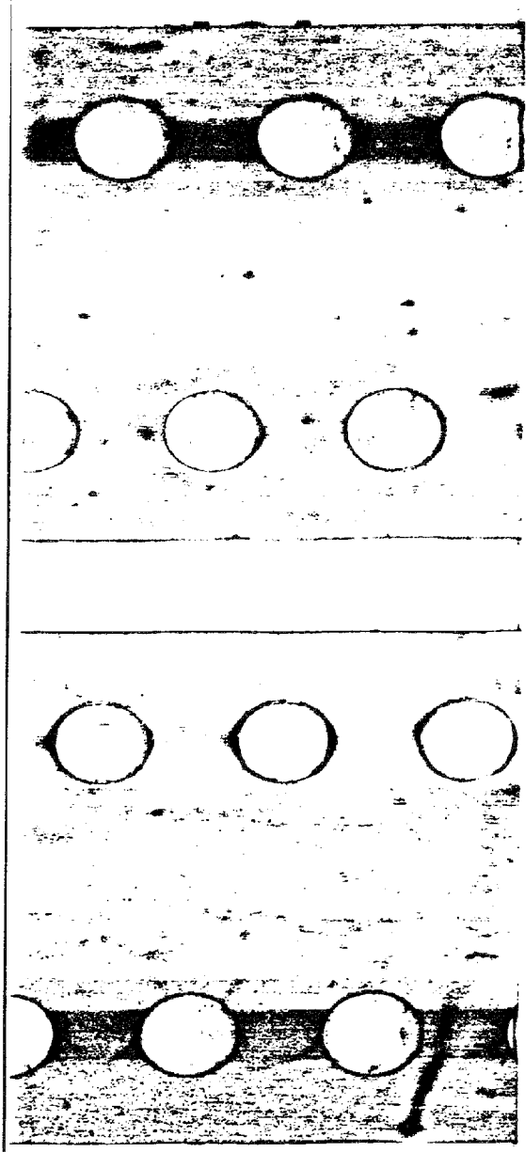
IDENTIF. TREFERENCE

APR 25 3 23 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

8152 04/25 0101 03CHECK 4960.00

/wordp/Sovran/KLN/SubTrustDeed



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8337 PAGE 956

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
1500000.00
CON TX 4950.00
PRFEE 1.00
[illegible]ED 9.00
TOTAL 4960.00
CHECK 4960.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/25/91 01 15:21 0001 8152

09481

IDENTIF. †REFERENCE

APR 25 3 23 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 416159