This instrument prepared by:
Hugh W. Entrekin
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238-2100

FILE BOX 57

BOOK 8345 PAGE 169

Address New Owner as follows: | Send tax bills to: | Map-Parcel No.

Willie K. Davis, Trustee
Suite 400, 333 Union Street
Nashville, Tennessee 37201

Same

Map 48
Parcel 8

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, made and entered into this 2nd day of May, 1991, and between **HUGH W. ENTREKIN, SUBSTITUTE TRUSTEE**, ("Substitute Trustee"), and **WILLIE K. DAVIS, TRUSTEE**, (the "Purchaser");

W I T N E S S E T H :

WHEREAS, by a Deed of Trust dated December 1, 1980, of record in Book 5686, page 120, Register's Office for Davidson County, Tennessee ("Deed of Trust"), **Thomas C. Scott, Trustee** conveyed unto **Ervin M. Entrekin, Trustee**, the hereinafter described property to secure the payment of a Promissory Note in the original principal sum of $3,250,000 (the "Promissory Note"); and,

WHEREAS, the said **Hugh W. Entrekin** was appointed Substitute Trustee on February 25, 1991 to serve in the place and stead of Ervin M. Entrekin, Trustee, said appointment having been recorded in Book 8298, page 954, Register's Office for Davidson County, Tennessee;

WHEREAS, default was made in the payment of the Promissory Note and the owner and holder thereof directed Substitute Trustee to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of the Promissory Note and Deed of Trust; and,

WHEREAS, pursuant to said notice, Substitute Trustee did advertise said property for sale in accordance with the terms and provisions of the Promissory Note and Deed of Trust, notices of the time and place of said sale being published in The Nashville Record on March 7, 1991, March 14, 1991 and March 21, 1991 (a copy of said Notice is attached as Exhibit A); and,

WHEREAS, on March 29, 1991, at the time and place mentioned in said advertisement, the Purchaser became the highest and best bidder and the purchaser of said property, including all personal property included in the sale, at and for the sum of One Million Two Hundred Eighty-Five Thousand Dollars ($1,285,000.00); and,

NOW, THEREFORE, in consideration of the above premises, and other good and valuable consideration, the receipt of which is hereby acknowledged, Substitute Trustee has this day bargained and sold and does by these presents transfer and convey unto Willie K. Davis, Trustee, with full power to convey, sell, assign, mortgage, or pledge without the necessity of the joinder of any beneficiary, his successors and assigns, certain property situated in Davidson County, Tennessee, and described as follows, to-wit:

> BEGINNING at a concrete monument on the easterly margin of Wallace Road and the northeasterly corner of Haywood Acres, Section 3, as recorded in Book 2900, Page 81, Register's Office for Davidson County, Tennessee; thence, with said margin of Wallace Road, North 41 degrees 05 minutes East, a distance of 151.60 feet to an iron pin; thence, with a 759.95 foot radius curve to the left a distance of 303.15 feet to an iron stake; thence, South 87 degrees 44 minutes East, a distance of 426.1 feet to an iron pin on the southerly margin of Linbar Drive; thence, in an easterly direction with a 389.69 foot radius curve to the left a distance of 118.27 feet to an iron pin; thence, with a line that is common to the herein described property and property of Dominion House

Apartments, South 2 degrees 46 minutes West, a distance of 279.90 feet to an iron pin; thence, South 2 degrees 55 minutes West, a distance of 660.80 feet to a concrete monument at the southerly end of said common line; thence, North 67 degrees 53 minutes West, a distance of 189.50 feet to a concrete monument; thence, North 48 degrees 52 minutes West, a distance of 755.00 feet to the point of beginning and containing approximately 10.96 acres. BOOK 8345 PAGE 176

BEING the same property conveyed to Ervin M. Entrekin, Trustee, by Deed of Trust from Thomas C. Scott, Trustee of record in Book 5686, page 120, Register's Office for Davidson County, Tennessee.

This is improved property known as the Sunrise Apartments, 189 Wallace Road, Nashville, Tennessee 37211

THIS CONVEYANCE is made subject to any unpaid taxes which may exist as a lien against said property; matters shown on any plan of record; and any liens, encumbrances, conditions, covenants, easements, restrictions or other matters not subordinate to the Deed of Trust including without limitation Deed of Trust of record in Book 4150, page 839, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all the appurtenances, estate, title and interest thereto belonging to the Purchaser, his successors and assigns, in fee simple forever. I, **Hugh W. Entrekin, Substitute Trustee**, do hereby transfer, assign, and convey unto the Purchaser, his successors and assigns, all of the right, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a manner as I, as Substitute Trustee, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, the said **Hugh W. Entrekin, Substitute Trustee**, has hereunto set his hand this 2nd day of May, 1991.

Hugh W. Entrekin
HUGH W. ENTREKIN,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, of the State and County aforesaid, **Hugh W. Entrekin, SUBSTITUTE TRUSTEE**, the within named bargainor, with whom I personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of May, 1991.

Patty J. Welch
NOTARY PUBLIC

My commission expires: 1-23-94.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration for this transfer or value, whichever is greater, is $1,285,000.00

Hugh W. Entrekin
AFFIANT

Sworn to and subscribed before me this 2nd day of May, 1991.

Patty J. Welch
NOTARY PUBLIC

My commission expires: 1-23-94.

This instrument prepared by:
Hugh W. Entrekin
21st First Floor, First American Center
Nashville, Tennessee 37238-2100

EXHIBIT A

NOTICE OF SUCCESSOR TRUSTEE FORECLOSURE
AND UCC PERSONAL PROPERTY SALE
SUNRISE APARTMENTS, NASHVILLE, TENNESSEE

Default having been made in the terms, conditions, and payments provided for in that certain All-Inclusive Deed of Trust of record in Book 5686, page 120, Register's Office for Davidson County, Tennessee from Thomas C. Scott, Trustee to Ervin M. Entrekin, Trustee for the benefit of Willie K. Davis, Trustee as previously modified by instruments of record in Book 7808, 303, Book 8009, page 728 and Book 8214, page 974, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), which indebtedness is now due and unpaid and has been declared in default by the lawful owner and holder thereof;

The undersigned, Hugh W. Entrekin, Successor Trustee, having been appointed Successor Trustee on February 25, 1991 to serve in the place and stead of Ervin M. Entrekin, Trustee, said appointment being recorded in Book 8298, page 954, Register's Office for Davidson County, Tennessee;

NOW, THEREFORE, I Hugh W. Entrekin, Successor Trustee, pursuant to said Deed of Trust having been requested by Willie K. Davis, the owner and holder of said indebtedness, so to do, and by virtue of the authority and power vested in me by said Deed of Trust will, on March 29, 1991, at 11:00 A.M., at the front (South) door of the Davidson County 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, the statutory right of redemption, homestead, dower, elective share, and all other exemptions of every kind, all of which have been expressly waived the property in Davidson County, Tennessee described as follows:

BEGINNING at a concrete monument on the easterly margin of Wallace Road and the northeasterly corner of Haywood Acres, Section 3, as recorded in Book 2900, Page 81, Register's Office for Davidson County, Tennessee; thence, with said margin of Wallace Road, North 41 degrees 05 minutes East, a distance of 151.60 feet to an iron pin; thence, with a 759.95 foot radius curve to the left a distance of 303.15 feet to an iron stake; thence, South 87 degrees 44 minutes East, a distance of 426.1 feet to an iron pin on the southerly margin of Linbar Drive; thence, in an easterly direction with a 389.69 foot radius curve to the left a distance of 118.27 feet to an iron pin; thence, with a line that is common to the herein described property and property of Dominion House Apartments, South 2 degrees 46 minutes West, a distance of 279.90 feet to an iron pin; thence, South 2 degrees 55 minutes West, a distance of 660.80 feet to a concrete monument at the southerly end of said common line; thence, North 67 degrees 53 minutes West, a distance of 189.50 feet to a concrete monument; thence, North 48 degrees 52 minutes West, a distance of 755.00 feet to the point of beginning and containing approximarely 10.96 acres.

BEING the same property conveyed to Calmark Tennessee Realty Company, by deed from Thomas C. Scott, Trustee of record in Book 5686, page 137, Register's Office for Davidson County, Tennessee.

This is improved property known as Sunrise Apartments, 189 Wallace Road, Nashville, Tennessee 37211.

This sale is subject to liens, easements, encumbrances, property taxes, rights of redemption of taxing entities and other matters which are prior in right to lien of the aforesaid Deed of Trust, including without limitation Deed of Trust executed by Willie K. Davis, Trustee to Franklin G. Clark, Trustee of record in Book 4150, page 839, Register's Office for Davidson County, Tennessee, to secure the payment of indebtedness more particularly described therein to the Penn Mutual Life Insurance Company.

Simultaneous with the sale of the real property described above, I, Hugh W. Entrekin, Successor Trustee, shall sell all fixtures, equipment, furnishings and personal property used in the operation of the apartment complex on the premises and owned by the owner of the real property described above. Any party desiring to inspect such personal property should contact Hugh W. Entrekin to make arrangements to inspect said personal property prior to the time and date of sale.

The Trustee may ajourn or postpone the aforementioned sale by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time and place fixed by the proceeding postponement or subsequently noticed sale, and without further notice make such sale at the time affixed by the last postponement, or may, in its discretion, give a new notice of sale.

Title is believed to be good, but I sell and convey only as Successor Trustee.

This 26th day of February, 1991.

Hugh W. Entrekin, Successor Trustee
Tune, Entrekin & White
2100 First American Center
Nashville, Tennessee 37238
(615) 244-2770

Insertion Dates March 7, 14, 21, 1991

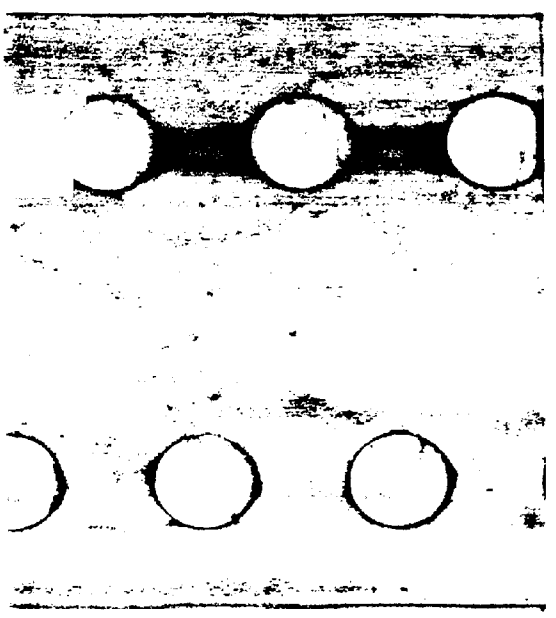
9174 05/03 0101 03CHECK 4253.50

11853

IDENTIF. TREFERENCE

MAY 3 4 11 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 8345 PAGE 173

FOR _____

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
1285000.00

CON TX	4240.50
PRFEE	1.00
WDEED	12.00
TOTAL	4253.50
CHECK	4253.50

05/03/91 01 16:11 0001 9174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



11853

IDENTIF. TREFERENCE

MAY 3 4 11 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 418821