This instrument prepared by:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
File #29049

NEW OWNER

EDIE CARELL JOHNSON, Trustee
937 Church Street
Nashville, Tennessee 37203

SEND TAX BILLS TO:

S A M E

MAP 93-6-4
PAR. 004
(5W-04315)

TRUSTEE'S DEED

BOOK 8361 PAGE 121

WHEREAS, on the 15th day of November, 1985, Saturn and Mazer, Attorneys, were named Trustee in a Deed of Trust of even date executed by MUSIC SQUARE CHURCH, INC., a Tennessee Corporation, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust having been recorded on November 21, 1985, in Book 6714, Page 659, Register's Office for Davidson County, Tennessee, said instrument being for the benefit of GUILD ENTERPRISES, LTD., the holder of the note, and

WHEREAS, default having been made in the payment of the indebtedness secured by the aforesaid Deed of Trust, the holder of the note secured by the said Deed of Trust has requested the undersigned to sell the property conveyed by the said Deed of Trust for the purpose of satisfying the indebtedness and all costs of sale, said indebtedness having been accelerated, and

WHEREAS, Saturn and Mazer, Attorneys, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it 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 thirty (30) days notice by three (3) successive publications, namely: April 25, 1991; May 2, 1991; and May 9, 1991; 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, but subject to unpaid taxes for the years 1989, 1990, and 1991, said 1991 taxes being not yet due and payable, and subject to the right of redemption of the Internal Revenue Service for any unpaid lien claims against said property, if any, by virtue of liens of record in Book 8128, Pages 629 thru 646, and

WHEREAS, pursuant to TIR-873, notice of said sale was hand delivered to the Internal Revenue Service on April 19, 1991, and acknowledged to be adequate and correct by letter subsequent to such time, and

WHEREAS, pursuant to said advertisement on May 28, 1991, at 12:00 noon, at the main door of the Courthouse of Davidson County, Tennessee, at Nashville, Saturn and Mazer, Attorneys, 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 equity as provided in said Deed of Trust, but subject to the items set forth above, at which time EDIE CARELL JOHNSON, Trustee with full power to mortgage, sell, convey and encumber without joinder of third party beneficiary, submitted the highest and best bid in the amount of $172,747.85,

NOW THEREFORE, in consideration of the premises, Saturn and Mazer, Attorneys, Trustee, do hereby sell, transfer and convey to EDIE CARELL JOHNSON, Trustee with full power to mortgage, sell, convey and encumber without joinder of any third party beneficiary, her successors and assigns in fee simple, and in bar of all equities above mentioned but subject to the conditions specified above the following described real property, to-wit:

SEE ATTACHED LEGAL DESCRIPTION (Exhibit A)

BEING the same property conveyed to MUSIC SQUARE CHURCH, INC., A Tennessee Corporation, by deed from GUILD ENTERPRISES, LTD., of record in Book 6714, Page 657, and being the same property conveyed by Quitclaim Deed from MUSIC SQUARE CHURCH, INC., to TWENTIETH CENTURY HOLINESS TABERNACLE CHURCH, INC., of record in Book 7897, Page 972, Register's Office for Davidson County, Tennessee.

Saturn and Mazer, Attorneys, Trustee, convey to EDIE CARELL JOHNSON, Trustee with full power, all the rights conveyed to it as Trustee in said Deed of Trust, including such covenants and warranties as I, Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual, and subject to unpaid taxes, and the rights of redemption of the Internal Revenue Service as specified hereinabove.

WITNESS my hand at Nashville, Tennessee, this 28th day of May, 1991.

SATURN AND MAZER, ATTORNEYS

By: _____
ALAN L. SATURN, Proprietor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALAN L. SATURN, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he is the proprietor of Saturn and Mazer, Attorneys, a proprietorship, and the he executed the witnin instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of May, 1991.

_____
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 $ 172,747.85.

_____
Affiant

Subscribed and sworn to before me, this the 28th day of May, 1991.

_____
Notary Public

My Commission Expires: 11-21-92

EXHIBIT A

318 Broadway, Nashville, Tennessee

LAND in Davidson County, Tennessee, being part of Lot No. 57 on the Original Plan of Nashville, not of record, described as follows:

BEGINNING at a point on the northerly margin of Broad Street, said beginning point being 90 feet east of the northeast corner of Fourth Avenue, North and Broad Street; running thence eastwardly with the northerly margin of Broad Street, 25 feet to a point; thence northerly through the center of a party wall and parallel with Fourth Avenue, North, 130 feet to a point, thence westwardly and parallel with Broad Street 25 feet to a point, thence southwardly 130 feet to the point of beginning.

112 Fourth Avenue, North, Nashville, Tennessee

BEING part of Lot No. 57 on the Original Plan of Nashville, not of record, described as follows:

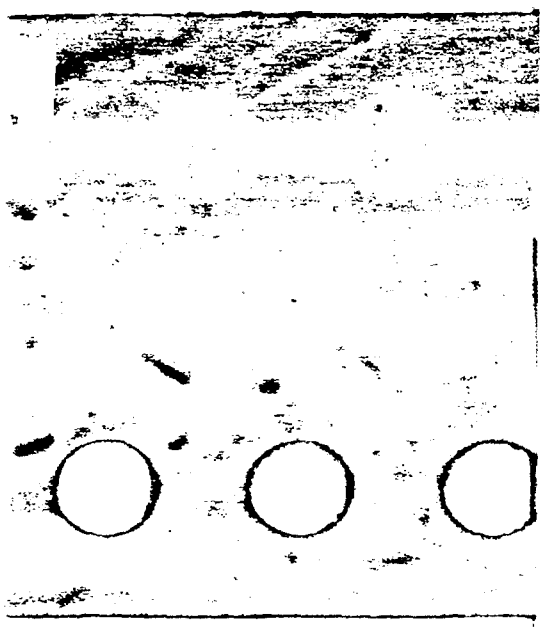
SAID part of Lot No. 57 fronts 23 1/2 feet on the easterly side of Fourth Avenue, North and runs back, between parallel lines, with the southerly boundary of the Will T. Hatch property, 175 feet to an alley.

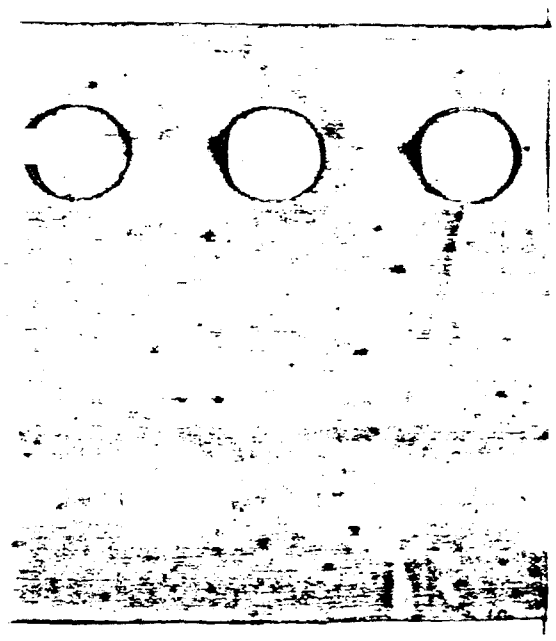
17662

RECEIVED FOR REFERENCE

MAY 29 9 40 AM '91

6028 05/29 0101 03CHECK 579.91





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8361 PAGE 124

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 172747.85
CON TX 569.91
PRFEE 1.00
WDEED 9.00
TOTAL 579.91
CHECK 579.91
05/29/91 01 09:42 0001 6028

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17662

IDENTIFICATION REFERENCE

May 29 9 40 AM '91

No. 425585