FROM: James R. Kelley
SUBSTITUTE TRUSTEE

TO: Rivergate Apartments

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Rivergate Apartments 2611 West End Avenue Nashville, Tennessee 37206	same	Map 25-08 Parcel 51

mail

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 $800,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of June, 1991.

Notary Public

My Comm. Expires: 9/26/92

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated December 30, 1985, of record in Book 6749, page 580, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", The Autumn Chase Group, Ltd. conveyed to James I. Vance Berry, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced 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 8344, page 634, Register's Office for Davidson County, Tennessee, appointed James R. Kelley, Substitute Trustee, in the place and stead of James I. Vance Berry, 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 June 11, 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 May 9, 16 and 23, 1991; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Rivergate Apartments, acting through its agent, DR. B.F. Byrd, was the highest and best bidder;

NOW, THEREFORE, the undersigned, James R. Kelley, Substitute Trustee, pursuant to the bid of Rivergate Apartments, acknowledges receipt of the sum of Eight Hundred Thousand Dollars ($800,000.00), 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 Rivergate Apartments, a Tennessee partnership, its successors and assigns, the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated December 12, 1985, and revised December 26, 1985, and known as Job No. 85-579, as follows:

BEGINNING at an existing iron pin, said point of beginning being the Northeast corner of this tract and also being the Northwest corner of the Fisher property of record in Book 6254, page 772, Register's Office for Davidson County, Tennessee, thence with Fisher's line in part S 01 deg. 52' 36" W 300.00' to an iron pin; thence with the line of the James King property of record in Book 4436, page 118, said Register's Office, S 21 deg. 05' 20" W 90.08' to an iron pin; thence S 12 deg. 26' 14" W 108.00' to an existing iron pin in the northerly line of the Goodlettsville First Baptist Church property of record in Book 2902, page 641, said Register's Office; thence with the said Church property N 79 deg. 25' 12" W 628.41' to an iron pin set in the line of the Ranchwood Estates of record in Book 2900, page 125, said Register's Office; thence with the line of the said subdivision N 18 deg. 34' 00" E 186.10' to an iron pin; thence leaving the said subdivision and with the line of the J.W. Harris Subdivision of the Clark Home Place of record in Book 547, page 46, said Register's Office, S 81 deg. 10' 53" E 223.02' to an iron pin; thence N 01 deg. 52' 34" E 99.99' to an iron pin; thence S 80 deg. 11' 24" E 199.60' to an iron pin; thence N 01 deg. 52' 36" E 200.00' to an iron pin set on the southerly margin of Harris Street; thence with the southerly margin of Harris Street S 80 deg. 11' 24" E 200.00' to the point of beginning, containing 4.550 acres, more or less.

BEING the same property conveyed to the Autumn Chase Group, Ltd. by deed form Rivergate Apartments, a Tennessee partnership, of record in Book 6749, Page 575, Register's Office of Davidson County, Tennessee.

This is improved property known as The Rivergate Apartments, 110 Harris Street, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Rivergate Apartments, a Tennessee partnership, its successors and assigns, forever; and James R. Kelley, Substitute Trustee, does hereby transfer, assign, and set over unto Rivergate Apartments, 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 11th day of June, 1991.

James R. Kelley, Substitute Trustee

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 JAMES KELLEY, Substitute Trustee the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Davidson Co., Tennessee, this the 11th day of June, 1991.

Jacqueline K. Davis
NOTARY PUBLIC

My Commission Expires: 9/26/92

JACQUELINE K. DAVIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

91 JUN 11 PM 12:16

21269

2724 06/11 0101 03CHECK 3 2650.00

/wordp/KMForms/Foreclosure/SubTrustee.Byrd



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8371 PAGE 489

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 800000.00
CON TX 2640.00
PRFEE 1.00
WDEED 9.00
TOTAL 2650.00
CHECK 2650.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/11/91 01 12:16 0001 2724

21269

JUN 11 12 16 PM '91

No. 429780