THIS INSTRUMENT PREPARED BY:
G. PHILIP ANDERSON
100 Winners Circle
Suite 150
Brentwood, TN 37027
615/377-9370

TRUSTEE'S DEED

BOOK 8382 PAGE 594

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,556,923.47.

G. Philip Anderson

Sworn to and subscribed before me, this 10th day of May, 1991.

Notary Public

My Commission Expires:
9-26-92

Address New Owner As Follows:	Send Tax Bills To:	Map - Parcel Nos.
Elizabeth Hix Hooton John R. Hooton 204 Moultrie Park Nashville, TN 37205	Same	106-5 70, 71.2, 71 87, 88, 89 132

WHEREAS, Chao-Lung (Ron) Tseng; Lin, Chun-Hsiu; Lin, Chun Chieh; Ah-Po Tseng; Shu-Fang Tseng, by Deed of Trust (the "Deed of Trust") dated April 26, 1989, of record in Book 7827, page 894, Register's Office for Davidson County, Tennessee, conveyed to G. Philip Anderson, Trustee, the hereinafter described real property to secure the payment of a certain Wrap Around Deed of Trust and Promissory Note (the "Note") described

in the Deed of Trust, which Note was payable to John R. Hooton and Elizabeth Hix Hooton; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owners and holders of the Note demanded that the Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holders, the Trustee advertised said property for sale, in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on February 28, 1991, March 7, 1991, and March 14, 1991; and

WHEREAS, the Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the property located at 535 Murfreesboro Road, Nashville, Tennessee, at 12:00 noon, on May 9, 1991, and John R. Hooton and Elizabeth Hix Hooton (hereinafter "Grantee") being the highest and best bidder thereof, became the purchasers of said property for the sum of One Hundred Two Thousand Six Hundred Seventy Four Dollars and 47/100 ($102,674.47), and the assumption of the indebtedness to United Companies Financial Corporation in the approximate amount of One Million Fifty Four Thousand Two Hundred Forty Nine Dollars and 00/100 ($1,054,249.00) and the indebtedness to Scott Bros. Bolt and Screw Company (Thomas S. Scott) in the approximate amount of One Million Four Hundred Thousand Dollars and 00/100 ($1,400,000.00).

NOW THEREFORE, G. Philip Anderson in his capacity as Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantees, their successors, heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

LAND and improvements in Davidson County, Tennessee described according to a Survey dated June 15, 1987, as revised June 23, 1987, by Kevin A. Edmonson, Registered Land Surveyor, as follows:

TRACT I

BEGINNING at an existing concrete monument in the North line of the United States Postal Service property (Ref. DB 5051 Page 422 R.O.D.C., Tennessee); thence, N 1° 18' 18" W 262.92 feet to a point in the East margin of

Fesslers Lane; thence, along said East margin N 24° 28' 27" E 60.05 to a point; thence, S 74° 38' 01" E 97.57 feet to a railroad spike; thence, N 1° 18' 18" W 174.93 feet to a point in the South margin of Murfreesboro Road; thence, along the said South margin S 74° 36' 18" E 340.52 feet; thence, along a curve to the right having a delta of 73° 19' 00", a radius of 20.00 feet, a length of 25.59 feet to the West margin of Polk Avenue; thence, along the said West margin S 1° 17'18" E 484.79 feet; thence, leaving said West margin N 74° 36' 54" W 140.53 feet; N 15° 23' 06" E 9.66'; N 74° 39' 04" W 142', S 15° 23' 06" W 9.57'; N 74° 36' 54" W 117.55' an iron pin found in concrete at United States Postal Services property's Northeast corner; thence, N 74° 36' 54" W 80.00' to the point of beginning, containing 4.75 acres ±.

TRACT II

BEGINNING at an iron pin in the West margin of Polk Avenue, S 1° 17' 18" E 854.54' ± from the South margin of Murfreesboro Road, the Northeast corner of the Pacific Coast Realty Corporation of Delaware Property (Ref: DB 3431 Page 194 R.O.D.C., Tennessee); thence, along the North line of said Corporation S 88° 48' 03" W 383.07' an iron pin in the East line of the Sadler Brothers Trucking and Leasing Co., Inc. (Ref. DB 6127 Page 840 R.O.D.C., Tennessee); thence, N 1° 18' 37" W 469.06' to an iron pin in concrete; thence, S 74° 36' 54" E 117.55' to an iron pin; thence, N 15° 23' 06" E 9.57' to the South face of a retainer wall; thence, along said South face S 74° 39' 04" E 142.00' to an iron pin; thence, S 15° 23' 06" E 9.66' to an iron pin; thence, S 74° 36' 54" E 140.53' to an iron pin in the West margin of Polk Avenue; thence, along said West margin S 1° 17' 18" E 354.86' to the beginning, containing 3.65 acres ±.

TRACT III

BEGINNING at a point in the East margin of Polk Avenue, said point also being 150 feet Southerly along margin from a bent iron pin at the corner of Lots 12 and 13 on the plan on A.M. Brown's land (Ref: Plat Book 57, Page 126, R.O.D.C., Tennessee), this point also being the corner of Lots 15 and 16 on said plan; thence, leaving margin and with the lot line, N 88° 42' 42" E 132.50 feet to a point in West margin of an alley; thence, with alley, S 1° 17' 18" E 150.00 feet to a point at the rear corner of Lots 18 and 19; thence, leaving alley S 88° 42' 42" W 132.50 feet to the East margin of Polk Avenue; thence, N 1° 17' 18" W 150.00 feet with

the margin to the point of beginning, containing 0.46 acres ±.

TRACT IV

BEGINNING at a point in the Easterly margin of Fesslers Lane, said point being N 24° 28' 27" E 60.05 feet from the most Northerly corner of United States Postal Service property (Ref: DB 5051 Page 462, R.O.D.C., Tennessee); thence, along said margin of Fesslers Lane on a curve to the left with a delta of 8° 39' 51", a radius of 761.04 feet, a length of 115.08 feet, and the chord being N 9° 03' 30" E 114.98 feet to a point; thence, around a curve to the right, a delta of 100° 40' 08", a radius of 45.00 feet, a length of 79.07 feet to a point on the Southerly margin of Murfreesboro Road; thence, with said margin S 74° 36' 18" E 15.77 feet to a point; thence, leaving margin of road S 1° 18' 18" E 174.93 feet to a railroad spike; thence, N 74° 38' 01" W 97.57 feet to the point of beginning, containing 0.30 acres ±.

BEING the same property conveyed to Chao-Lung (Ron) Tseng; Lin, Chun-Hsiu; Lin, Chun Chieh; Ah-Po Tseng; and Shu-Fang Tseng by Deed from John R. Hooton and wife, Elizabeth Hix Hooton, of record in Book 7827, page 884, Register's Office for Davidson County, Tennessee; and further conveyed by Chao-Lung (Ron) Tseng; Lin, Chun-Hsiu; Lin, Chun Chieh' Ah-Po Tseng and Shu-Fang Tseng by Deed of Trust to G. Philip Anderson, Trustee, of record in Book 7827, page 894, Register's Office for said County.

This is improved property known as:

535 Murfreesboro Road
Nashville, Tennessee

This conveyance is made subject to the following:

1. First mortgage held by United Companies Financial Corporation of record in Davidson County Register's Office in Book 7278, page 850, as amended by instrument of record in Book 7379, page 964, in the Register's Office in Davidson County, Tennessee.

2. 1990 and 1991 Metropolitan Nashville and Davidson County, Tennessee, real property taxes.

3. Deed of Trust executed by John R. Hooton and Wife, Elizabeth Hix Hooton to Charles B. Reasor, Jr., Trustee of record in Book 7441, page 974, said Register's Office, to secure to

Scott Bros. Bolt & Screw Co. (Thomas S. Scott) the payment of one Note in the original principal amount of One Million Four Hundred Ninety Nine Thousand Three Hundred Twenty four Dollars and 47/100 ($1,499,324.47).

4. UCC-1 Financing Statement of record in Book 7278, page 862, as amended by instrument of record in Book 7379, page 969, Register's Office for Davidson County, Tennessee, to secure the aforesaid indebtedness to United Companies Financial Corporation.

5. Easement for Storm Sewers and/or Sanitary Sewers to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5218, page 594, Register's Office for Davidson County, Tennessee.

6. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3857, page 637, Register's Office for Davidson County, Tennessee.

7. Easement for Sanitary Sewer and/or Storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3857, page 651, Register's Office for Davidson County, Tennessee.

8. Easement to Jack Pirrie, Trustee, of record in Book 4344, page 598, Register's Office for Davidson County, Tennessee.

9. Easement for 8-inch sewer line to Tee-Gee Realty Corporation, of record in Book 2604, page 617, Register's Office for Davidson County, Tennessee.

10. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3861, page 591, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same. G. Philip Anderson, as Trustee, and not otherwise, warrants the title to said property to the Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 10th day of May, 1991.

G. Philip Anderson, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **G. PHILIP ANDERSON,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand at Brentwood, Tennessee, this 10th day of May, 1991.

Sally Colley
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

9-26-92

25456

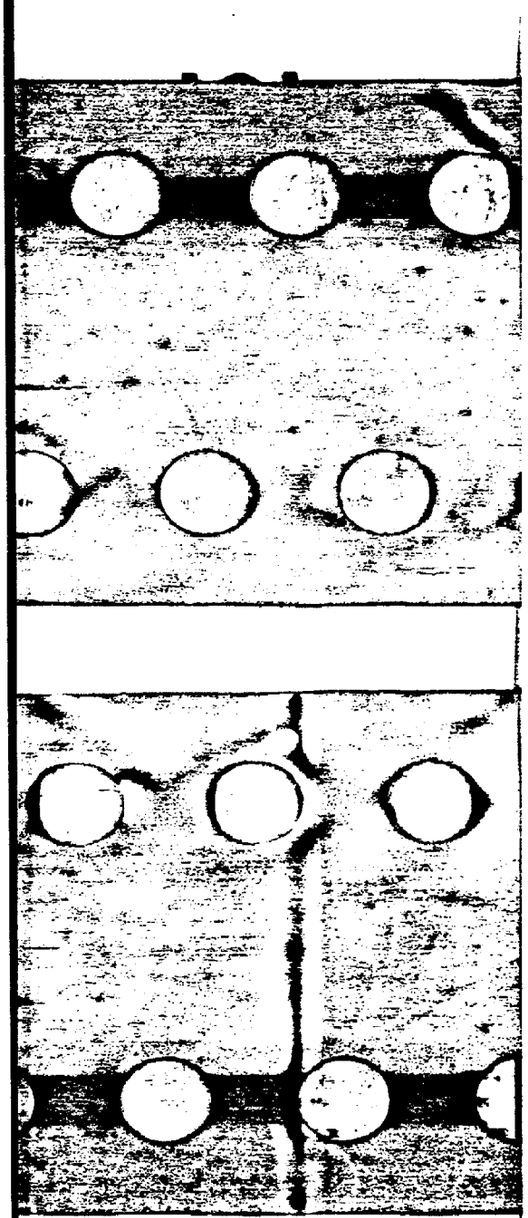
IDENTIFICATION REFERENCE

JUN 25 10 27 AM '91

FILED FOR RECORD
DAVIDSON COUNTY, TN

7551 06/25 0101 03CHECK 8456.77

6211P032.ded/14



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

RECEIVED OF _____

FOR _____

BOOK 8382 PAGE 600

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 2556923.47
				CON TX 8437.77
				PRFEE 1.00
				WDEED 18.00
				TOTAL 8456.77
				CHECK 8456.77
06/25/91		01		10:29 0001 7551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25456.

IDENTIFICATION REFERENCE

Jun 25 10 28 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 434550