THIS INSTRUMENT PREPARED BY:
Ronald G. Turner
Attorney at Law
2021 Richard Jones Road,
Nashville, TN 37215

TRUSTEE'S DEED

Address New Owner as Follows:	Party Responsible for Taxes	Map-Parcel No.
United Companies Lending Corporation 500 Wilson Pike Circle Suite 228 Brentwood, Tennessee 37027	SAME	149-162

WHEREAS, on June 30, 1986, Dr. Arnulfo Agbunag and Dr. Rupert Marigza, a Tennessee general partnership, executed a certain Deed of Trust, Assignment of Leases and Security Agreement conveying to Ronald G. Turner, Trustee, the property described below to secure to United Companies Financial Corporation, the payment of an indebtedness described in such Deed of Trust, Assignment of Leases and Security Agreement and evidenced by a Promissory Note in the original principal amount of $530,000.00 plus interest, such Deed of Trust, Assignment of Leases and Security Agreement being of record in Book 6903, Page 425, Register's Office for Davidson County, Tennessee; and

WHEREAS, by instrument recorded in Book 7723, Page 504, said Register's Office, United Companies Financial Corporation did transfer and assign such Deed of Trust, Assignment of Leases and Security Agreement to United Companies Life Insurance Company; and

WHEREAS, default having been made in the payment of the indebtedness secured by such Deed of Trust, Assignment of Leases and Security Agreement, the undersigned, Ronald G. Turner, Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in me as Trustee, by such Deed of Trust, Assignment of Leases and Security Agreement, advertised such real property as required by law under the terms of such Deed of Trust, Assignment of Leases and Security Agreement on May 9, May 16 and May 23, 1991 in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for sale for cash, free from

the equity of redemption, all statutory rights of redemption, marital rights and all other exemptions of every kind, for the purpose of paying such indebtedness; and

WHEREAS, pursuant to such advertisement, on Thursday, June 4, 1991 at 11:30 a.m. at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, the undersigned, Ronald G. Turner, Trustee, offered for sale at public outcry to the highest and best bidder the real property described below, for cash, free from the equity of redemption, all statutory rights of redemption, marital rights and all other exemptions of every kind, and at such sale United Companies Life Insurance Company being the highest and best bidder, became the purchaser of such property for a price of $377,000.00.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned Ronald G. Turner, Trustee, does hereby quitclaim to United Companies Life Insurance Company all of his right, title and interest in and to the following described real estate:

> Land in Davidson County, Tennessee, being Lot No. 1 on the revised plan of Ezell-Doak property of record in Book 5800, Page 375, Register's Office for Davidson County,Tennessee, for a more complete description reference to said plan is hereby made, together with an easement for ingress and egress to Bell Road set forth in a Deed of Correction of record in Book 5164, Page 82, said Register's Office.
>
> Being the same property conveyed to Dr. Arnulfo Agbunag and Dr. Rupert Marigza, a Tennessee partnership, by deed from B.F.W. Associates, a Tennessee general partnership, of record in Book 6903, Page 420, said Register's Office.

The address of the above property is 2711 Murfreesboro Road, Antioch, Tennessee 37013.

SAID PROPERTY is conveyed subject to any and all unpaid taxes and any other prior claims, liens, easements, setback lines and restrictions.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 20th day of June, 1991.

Ronald G. Turner, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $377,000.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of June, 1991.

NOTARY PUBLIC

My Commission expires:
11/26/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ANNE T. McLAURIN of said county, Ronald G. Turner, the within named bargainor, 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 purposes therein contained.

Witness my hand, at office, this 20th day of June, 1991.

NOTARY PUBLIC

My Commission expires:
11/26/94

UC0268/09

DESC 07/11 0101 03CHECK 1404.90

30097.

IDENTIFICATION REFERENCE

JUL 11 3 09 PM '91

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8396 PAGE 19

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
377000.00
CON TX 1394.90
~~PRFEE 1.00~~
~~MISC 9.00~~
TOTAL 1404.90
CHECK 1404.90
07/11/91 01 15:10 0001 0836

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30097

IDENTIFICATION REFERENCE

JUL 11 3 09 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 439863