BK 47

STBA/CONF
BBSJr/jas
9/4/91

BOOK 8436 PAGE 513

ADDRESS NEW OWNERS:	TAX RESPONSIBILITY:	MAP-PARCEL NOS.
S.C. Realty, Inc. 420 North 20th Street Birmingham, AL 35203	SAME	Map 26, Parcels 106, 110, 113 and 114
THIS INSTRUMENT PREPARED BY: WHITE & REASOR, 3305 WEST END AVENUE, NASHVILLE, TENNESSEE 37203		

TRUSTEE'S DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Barrett B. Sutton, Jr., Successor Trustee ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto S.C. Realty, Inc., a Delaware corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,507,008.00

Affiant

SUBSCRIBED AND SWORN to before me, this 5th day of Sept, 1991.

3-26-94
My Commission Expires

Notary Public

44677

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TO HAVE AND TO HOLD the said Property with all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor, solely in Grantor's fiduciary capacity as Successor Trustee, covenants and binds himself, his successors-in-trust and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through, or under Grantor.

This is unimproved Property known as Conference Park, Goodlettsville, Tennessee.

This Trustee's Deed is made pursuant to the powers conferred upon Grantor as Successor Trustee under the provisions of that certain Deed of Trust, Assignment of Leases, and Security Agreement dated November 2, 1988, executed by Conference Associates, Ltd., a Tennessee limited partnership, to J. Greer Cummings, Jr., Trustee for the benefit of SouthTrust Bank of Alabama, National Association, and recorded in Book 7693, page 713, Register's Office for Davidson County, Tennessee, as amended by that certain Amendment to Deed of Trust, Assignment of Leases and Security Agreement dated December 22, 1988, and recorded in Book 7749, page 419, said Register's Office, and as further amended by that certain Second Amendment to Deed of Trust, Assignment of Leases and Security Agreement dated November 17, 1989, and recorded in Book 7999, page 765, said Register's Office, Grantor having been appointed Successor Trustee in place of J. Greer Cummings, Jr., Trustee, by Appointment of Successor Trustee, dated May 9, 1991, executed by SouthTrust Bank of Alabama, National Association, recorded in Book 8349, page 929, said Register's Office (all such documents being hereinafter collectively referred to as the "Deed of Trust"). As set forth in that certain Successor Trustee's Sale and Foreclosure Notice, dated July 8, 1991, published July 11, 18, and 25, 1991, in The Nashville Record in accordance with all of the requirements of the Deed of Trust and applicable law, default has occurred under certain terms, conditions, and provisions of the Deed of Trust,

including non-payment of the indebtedness secured thereby, and the sale at foreclosure of the Property was accordingly scheduled for foreclosure sale on Wednesday, July 31, 1991, at 11:00 a.m. At that time, by oral announcement made pursuant to the Deed of Trust and the Successor Trustee's Sale and Foreclosure Notice, the sale at foreclosure of the Property was postponed until August 8, 1991, at 11:00 a.m., at the main (south) door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee. At that designated time, by similar oral announcement, the sale at foreclosure was further adjourned until Thursday, August 29, 1991, at 11:00 a.m., at the main (south) door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee. At that designated time, by similar oral announcement, the foreclosure sale was further adjourned until Thursday, September 5, 1991 at the main (south) door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee. At that designated time, the foreclosure sale was held and concluded as provided in the Successor Trustee's Sale and Foreclosure Notice, with the Grantee constituting the highest bidder at such sale. This conveyance is made in accordance with the terms of said sale. Notices of all previous adjournments of the foreclosure sale were published in The Nashville Record on August 1, 1991, August 15, 1991, and September 5, 1991, with respect to each respective adjournment.

IN WITNESS WHEREOF, Grantor has executed this Trustee's Deed on this 5th day of September, 1991.

GRANTOR:

Barrett B Sutton, Jr., Successor Trustee

Barrett B. Sutton, Jr.,
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles B. Pearson, a Notary Public for the State and County aforesaid, Barrett B. Sutton, Jr., Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 1991.

Notary Public

My commission expires:
3-26-94

EXHIBIT "A"

PROPERTY DESCRIPTION

Certain Tract of Land lying in the Second Civil District of Metropolitan Nashville/Davidson County, Tennessee, in the corporate limits of Goodlettsville, described according to a survey made by Ragan-Smith-Murphy & Associates dated July 11, 1983, last revised October 1, 1983, Job No. 77-167, as follows:

Tract 1

Beginning at an existing iron pin on the westerly right-of-way line of Conference Drive, a 60-foot right-of-way as recorded by the Final Subdivision Plat of Conference Drive in Book 5200, page 485, R.O.D.C., Tennessee at the southeasterly property corner of the Roy C. Flowers property as recorded in Deed Book 6590, page 667, R.O.D.C., Tennessee and proceeding as follows:

1. With the westerly right-of-way line of Conference Drive S 26° 17' 18" E, 66.02 feet to an existing iron pin; thence,

2. Continuing with said right-of-way line with a 1654.62-foot radius curve to the right a distance of 640.14 feet to an existing iron pin, said curve has a chord bearing and distance of S 15° 12' 18" E, 636.16 feet; thence,

3. S. 04° 07' 18" E, 790.00 feet to an iron pin (set) at the northeasterly property corner of the Smiley Atchison Investments property as recorded in Deed Book 7039, page 953, R.O.D.C., Tennessee; thence,

4. Leaving said right-of-way line with the northerly line of the Smiley Atchison Investment property S 85° 48' 49" W, 540.32 feet to an iron pin (reset) on the easterly right-of-way line of Interstate 65; thence,

5. With the easterly right-of-way line of Interstate 65 N 19° 00' 18" E, 178.39 feet to an existing concrete monument; thence,

6. N 03° 44' 27" E, 324.80 feet to an existing iron pin; thence,

7. N 08° 20' 36" W, 274.26 feet to an existing concrete monument; thence,

8. With a 2871.43-foot radius curve to the left a distance of 585.57 feet to an iron pin (reset), said curve has a chord bearing and distance of N 06° 36' 33" W, 584.57 feet; thence,

9. Leaving the right-of-way line of Interstate 65 with the southerly property line of the Flowers property N 63° 36' 55" E, 350.29 feet to an existing iron pin being the point of beginning.

This tract contains 615,931 square feet or 14.14 acres, more or less.

Tract 2

Beginning at an iron pin (reset) on the easterly right-of-way line of Conference Drive, a 60-foot right-of-way as recorded by the Final Subdivision Plat of Conference Drive in Book 5200, page 485, R.O.D.C., Tennessee, said pin being at the southerly end of the southerly return curve at the intersection of Conference Drive and Windsor Green Boulevard, a 100-foot right-of-way as recorded by the Final Subdivision Plat of Picadilly Apartments in Book 5200, page 592, R.O.D.C., Tennessee (formerly Bowen-Campbell Drive) and proceeding as follows:

1. With a 25-foot radius curve to the right, a distance of 39.27 feet to an iron pin (reset), said curve has a chord bearing and distance of N 40° 52' 42" E, 35.36 feet; thence,

2. With the southerly right-of-way line of Windsor Green Boulevard N 85° 52' 42" E, 375.00 feet to an existing iron pin, said pin being at the northwesterly property corner of Picadilly Apartments as recorded in Deed Book 6552, page 128, R.O.D.C., Tennessee; thence,

3. Leaving the right-of-way line of Windsor Green Boulevard with the westerly property line of Picadilly Apartments S 04° 07' 18" E, 726.38 feet to an existing iron pin; thence,

4. S 67° 20' 18" E, 521.89 feet to the common property corner of Tract L, Picadilly Apartments and Smiley-Atchison Investments, recorded in Deed Book 7039, page 953, R.O.D.C., Tennessee; thence,

5. With the northerly property line of the Smiley-Atchison Investments property S 38° 19' 27" W, 439.41 feet to an existing iron pin on the easterly right-of-way line of Conference Drive; thence,

6. With said right-of-way line with a 621.88-foot radius curve to the left a distance of 170.00 feet to an existing iron pin, said curve has a chord bearing and distance of N 59° 30' 25" W, 169.47 feet; thence,

7. Continuing with said right-of-way line N 67° 20' 18" W, 200.00 feet to an existing iron pin; thence,

8. With a 457.48-foot radius curve to the right a distance of 504.75 feet to an iron pin (set), said curve has a chord bearing and distance of N 35° 43' 48" W, 479.54 feet; thence,

9. N 04° 07' 18" W, 666.00 feet to an existing iron pin and the point of beginning.

This tract contains 563,226 square feet or 12.93 acres, more or less.

Tract 3

Beginning at an iron pin (reset) on the easterly right-of-way line of Conference Drive, a 60-foot right-of-way as recorded by the Final Subdivision Plat of Conference Drive in Book 5200, page 485, R.O.D.C., Tennessee, at the northerly end of the northerly return curve at the intersection of Conference Drive and Windsor Green Boulevard, a 100-foot right-of-way as recorded by the Final Subdivision Plat of Picadilly Apartments in Book 5200, page 592, R.O.D.C., Tennessee (formerly Bowen Campbell Drive) and proceeding as follows:

1. With the easterly right-of-way line of Conference Drive in a northwestwardly direction with a 1714.62-foot radius curve to the left a distance of 657.44 feet to an existing iron pin, said curve has a chord bearing and distance of N 15° 18' 14" W, 653.42 feet; thence,

2. N 26° 17' 18" W, 66.13 feet to an existing iron pin; thence,

3. Leaving said right-of-way line with the southerly property line of the Roy C. Flowers property as recorded in Deed Book 6590, page 667, R.O.D.C., Tennessee N 63° 36' 55" E, 653.50 feet to an existing iron pin on the westerly property line of Picadilly Apartments as recorded in Deed Book 6458, page 694, R.O.D.C., Tennessee; thence,

4. With the westerly line of said Apartments S 10° 10' 00" E, 980.19 feet to an existing iron pin on the northerly right-of-way line of Windsor Green Boulevard; thence,

5. In a westerly direction with the northerly right-of-way line of Windsor Green Boulevard S 85° 52' 42" W, 531.34 feet to an iron pin (reset) at the easterly end of the northerly return curve at the intersection of Conference Drive and Windsor Green Boulevard; thence,

6. With a 25-foot radius curve to the right a length of 39.16 feet to the point of beginning; said curve has a chord bearing and distance of N 49° 13' 16" W, 35.29 feet.

This tract contains 489,973 square feet or 11.25 acres, more or less.

Being property conveyed to Conference Associates, Ltd. by deeds of record in Book 6672, page 981, and in Book 6673, page 1, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

EXCEPTIONS

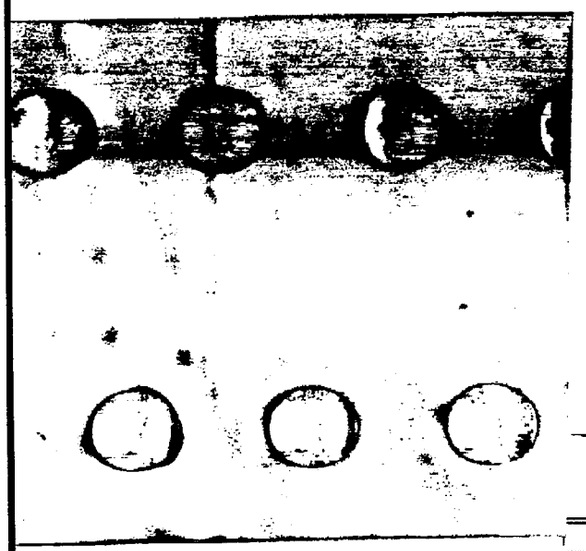
1. City of Goodlettsville and County of Davidson real estate taxes for calendar years 1990 and 1991.

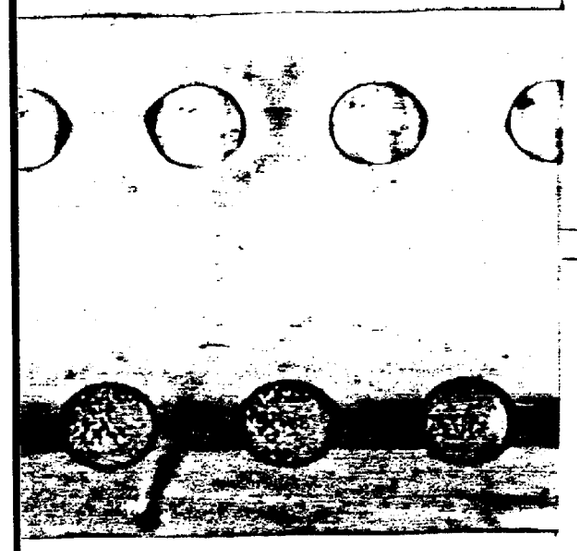
2. Easement(s) to Madison Suburban Utility District, as set forth in instrument recorded in Book 4377, page 94, said Register's Office.

3. Easement(s) to City of Goodlettsville as set forth in instrument recorded in Book 6117, page 287, said Register's Office.

4. Easement(s) to American Telephone and Telegraph Company, as set forth in instrument recorded in Book 6753, page 772, said Register's Office.

8223 09/05 0101 03CHECK 5600.90





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

RECEIVED OF _____

FOR _____

BOOK 8436 PAGE 521

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 1507008.41	
			CON TX 5575.90	
			PRFEE 1.00	
			WDEED 24.00	
			TOTAL 5600.90	
			CHECK 5600.90	
09/05/91	01		11:16 0001 8223	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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No. 456504