FROM: MARC T. McNAMEE
SUBSTITUTE TRUSTEE

TO: BankAtlantic Financial Corporation
GRANTEE

OCT 10 1 36 PM '91

5343.3

Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No.

BankAtlantic Financial Corp.
1320 South Dixie Highway
Coral Gables, Florida 33146

SAME

Map 106
Parcel 72

BOOK 8461 PAGE 709

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 $ 716,728.46.

Affiant

Subscribed and sworn to before me, this the 10th day of OCTOBER, 1991.

Notary Public

My Comm. Expires: 1-23-93

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated September 28, 1978, of record in Book 5345, page 139, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", said Deed of Trust having been assumed by Bernard D. Craig, Jr., Trustee, by instrument of record in Book 5801, page 426, Register's Office for Davidson County, Tennessee, Executive House Apartments, Ltd. conveyed to Mitchell R. Perlstein, 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 8442, page 693, Register's Office for Davidson County, Tennessee, appointed Marc T. McNamee, Substitute Trustee, in the place and stead of Mitchell R. Perlstein, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Marc T. McNamee, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Marc T. McNamee, 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 October 10, 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 September 19, 26 and October 3, 1991; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, BankAtlantic Financial Corporation, acting through its agent, Alex A. Garcia, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Marc T. McNamee, Substitute Trustee, pursuant to the bid of BankAtlantic Financial Corporation, acknowledges receipt of the sum of SEVEN HUNDRED SIXTEEN THOUSAND SEVEN HUNDRED TWENTY EIGHT AND 66/100 Dollars ($716,728.66), 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 BankAtlantic Financial Corporation, a corporation organized under the laws of the State of Florida, its successors and assigns, the following described real estate in Davidson County, Tennessee:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND INCORPORATED HEREIN.

This sale shall also include all buildings, structures, fixtures, and other improvements now or hereafter located thereon; all water and water rights, whether such rights are evidenced by shares of stock, contracts, permits, licenses, or otherwise; all the tenements, hereditaments, appurtenances, and privileges now or hereafter belonging or in anywise appertaining to said property, or any part thereof; all estate, right, title, and interest of Grantor in and to said property, or any part thereof, and the rents, issues, and profits thereof; and all machinery, equipment, apparatus, motors, engines, dynamos, generators, boilers, pumps, tanks, ducts, fittings, switchboards, furniture, and furnishings now or hereafter located upon or used, useful, necessary, or adapted for the present operation of said property.

Said sale is subject to any and all unpaid taxes, statutory redemption rights, and any other prior claims, liens, easements, set back lines and restrictions.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to BankAtlantic Financial Corporation, a corporation organized under the laws of the State of Florida, its successors and assigns, forever; and Marc T. McNamee, Substitute Trustee, does hereby transfer, assign, and set over unto BankAtlantic Financial Corporation, all of its right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Marc T. McNamee, Substitute Trustee, has executed this instrument on this the 10th day of October, 1991.

Marc T. McNamee, Substitute Trustee

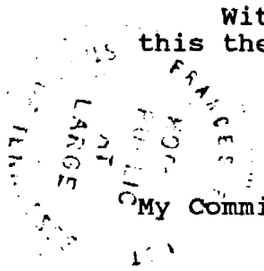
Marc T. McNamee, Substitute Trustee

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 MARC T MCNAMEE, the ~~bargainor~~ SUBSTITUTE TRUSTEE, 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, Tennessee, this the 10TH day of October, 1991.



Frances E. Ford
NOTARY PUBLIC

My Commission Expires: 1-23-93

/wordp/KMForms/BankAtlantic/SubTrustee.Deed

EXHIBIT A

Legal Description

Being a parcel of land in the Third Civil District of Davidson County, Tennessee, as shown on a survey prepared by Barge, Waggoner & Sumner, dated June 6, 1966, revised June 15, 1972, and May 19, 1978, and being more particularly described as follows:

Beginning at a point in the North right-of-way of Murfreesboro Road, or U.S. Highway No. 41, said point being W. L. Hagan's Southwest corner; thence with the North margin of Murfreesboro Road along a curve to the right, having a radius of 1879.90 feet, a central angle of 7° 12' 22", 236.32 feet, to a point, the end of said curve; thence North 52° 13' West 268.54 feet to a point in the northerly margin of said Murfreesboro Road; thence leaving said Murfreesboro Road, North 34° 47' East 264.33 feet to a fence corner; thence with a fence North 49° 27' West 265.21 feet to a point, Harsh's Southeast corner; thence North 18° 04' East 639.08 feet with Harsh's line and McQuiddy's line, to a fence corner; thence along McQuiddy's South line South 70° 53' East 673.98 feet to a point in W. L. Hagan's West line; thence with W. L. Hagan's West line the following courses and distances; South 4° 08' West 424.64 feet to a point; South 26° 03' West 301.0 feet to a point; thence South 6° 50' West 189.00 feet to a fence corner; thence North 81° 53' West 152.47 feet to a corner post; thence South 10° 46' West 216.96 feet to the point of beginning, and continuing 16.01 acres, more or less.

Being the same property conveyed to Executive House Apartments, Ltd. by deed from I.R.E. Series, Inc. of record in Book 5345, page 135, Register's Office for Davidson County, Tennessee.

This is improved property known as Tennessee Ridge Apartments, 860 Murfreesboro Pike.

1808 10/10 0101 03CHECK 2664.79

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8461 PAGE 713

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 716728.66
CON TX 2651.79
PRFEE 1.00
MTGFEE 12.00
TOTAL 2664.79
CHECK 2664.79

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/10/91 01 13:38 0001 1808

5343.3

IDENTIFICATION REFERENCE

OCT 10 1 36 PM '91

No. 466595