Box 31

SUCCESSOR TRUSTEE'S DEED

BOOK 8471 PAGE 259

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
DOMINION ASSET MANAGEMENT IN TENNESSEE, INC. 150 FOURTH AVENUE, NORTH NASHVILLE, TN 37219	Same as New Owner	81-12-439

This instrument prepared by: Boult, Cummings, Conners & Berry (CSS)
P.O. Box 198062, Nashville, Tennessee 37219

WHEREAS, Arliss B. Armstrong ("Debtor"), by Deed of Trust, Assignment of Leases and Security Agreement (the "Deed of Trust") dated February 17, 1988, transferred and conveyed to John B. Hardcastle, Trustee, the property described in Exhibit A attached hereto (the "Property") (said Deed of Trust being of record in Book 7471, page 861, Register's Office for Davidson County, Tennessee); and

WHEREAS, Debtor filed for relief under Chapter 11 of the United States Bankruptcy Code, Case No. 90-09123-GP3-11; and

WHEREAS, that Order Confirming First Amended and Restated Plan of Reorganization entered September 13, 1991, allows for the surrender of the Property; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 8452, page 360, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock (noon), Friday, October 25, 1991, at the Davidson County Courthouse, Nashville, Tennessee when and where Dominion Asset Management in Tennessee, Inc. ("Grantee"), became the last and highest bidder for cash at the price of One hundred thousand dollars and no cents ($100,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee,

hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Plan of record in Book 6050, page 367, said Register's Office.

3. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 25th day of October, 1991.

Charles S. Sanger

Charles S. Sanger, as Successor Trustee, and not otherwise

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Karen T. Byrd, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of October, 1991.

Karen T. Byrd
Notary Public

My Commission Expires: 11-26-94

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00.

DOMINION ASSET MANAGEMENT IN TENNESSEE, INC.
By: Robert J. Samet, Vice President
AFFIANT

Subscribed and sworn to before me this 25th day of October, 1991.

Karen T Byrd
Notary Public

My Commission Expires: 11-26-94

EXHIBIT "A"

A tract of land lying in Davidson County, Tennessee, to wit:

Being Lot Number 1 on the Plan of Resubdivision of Lot 39 and part of 37 and 41 of the North Nashville Real Estate Company's property as of record in Plat Book 6050, page 367, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Arliss B. Armstrong by deeds of record in Book 7317, page 305, and Book 7284, page 214, said Register's Office, and a portion of the same property conveyed to Arliss B. Armstrong by Deed of Record in Book 7467, page 351, said Register's Office as corrected by that Deed of Correction of record in Book 7471, page 855, said Register's Office.

5.7.0 3.9

I.D. ENTITY REFERENCE

OCT 25 12 37 PM '91

5003 10/25 0101 CKCHECK 383.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8471 PAGE 263

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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 12.00
TOTAL 383.00
CHECK 383.00

10/25/91 01 12:37 0001 6003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7.0 3.9

IDENTIFICATION REFERENCE

Oct 25 12 37 PM '91

No. 470713