THIS INSTRUMENT PREPARED BY:
PHILLIP W. ELLENBURG
Suite 300,
214 Second Ave. North
Nashville, Tennessee 37201

TRUSTEE'S DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Life Insurance Company of Georgia Georgia U.S. Corporate Center P.O. Box 105006 Atlanta, Georgia 30348-5006	SAME	Map: 92-12 Par.:489 (Part)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Phillip W. Ellenburg
Affiant

SUBSCRIBED AND SWORN to before me this 25th day of October, 1991.

Connie Tomlinson
Notary Public

My Commission Expires:

1-23-94

5.7.1 3.9.

IDENTIFICATION

Oct 25 3 39 PM '91

FILED & RECORDED REGISTER DAVIDSON COUNTY, TN

WHEREAS, by Deed of Trust dated May 5, 1989, recorded in Book 7835, page 253, Register's Office for Davidson County, Tennessee, Hugh David Smith conveyed to W. Rowlett Scott, Trustee, the real estate hereinafter described, to secure a Note dated May 5, 1989, in the amount of $980,000.00, payable to First Union Mortgage Corporation, said Deed of Trust having been assigned to Life Insurance Company of Georgia by instrument of record in Book 7939, page 223, said Register's Office for Davidson County, and later amended by instrument of record in Book 8239, Page 433, said Register's Office.

WHEREAS, default having occurred in the terms and conditions of said Note and/or Deed of Trust, the lawful owner, having substituted John L. Van Cleave as Successor Trustee in W. Rowlett Scott's stead by instrument of record in Book 8437, Page 701, of said Register's Office, called on said John L. Van Cleave, Successor Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Successor Trustee, therefore, pursuant to the authority vested in him as Successor Trustee, and pursuant to the terms and provisions of said Deed of Trust, did advertise the property by publishing a Notice of Sale in The Nashville Record, a newspaper published in Davidson County, Tennessee advertising the sale of property on October 24, 1991, at the Nashville/Davidson County Metropolitan Courthouse in Nashville, Tennessee, at public outcry to the highest bidder for cash, free from the equity of redemption, statutory redemption, homestead, dower and all other exemptions of every kind, but subejct to all liens, easements, encumbrances, property taxes, rights of redemption of taxing entities and other matters which take priority as a matter of law.

Pursuant to said Notice of Sale, the Successor Trustee, at the time and place set forth therein, offered the property for sale to the highest bidder for cash and sold said property to Life Insurance Company of Georgia for the sum of $400,000.00, this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its Note and its permissable expenses and fees incurred as of the date of sale, the Successor Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto Life Insurance Company of Georgia, its successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

A tract of land in Davidson County, Tennessee, being the eastern part of lot 136 on the Plat of the Boyd's Home Place as of record in Book 21 Page 39

R.O.D.C.T. and described according to a survey by Walter Davidson and Associates, dated April 12, 1989, as follows.

Beginning at an iron rod at the intersection of the South right-of-way line of West End Avenue (U.S. Highway 70), 90 feet wide, and the West right-of-way line of 17th Avenue South, 50 feet wide, thence with the west right-of-way line of 17th Avenue South, along a bearing of South 32 degrees 00 minutes 00 seconds East a distance of 162.02 feet to an iron rod at the intersection of the west right-of-way line of 17th Avenue South and the north right-of-way line of Broadway (U.S. Highway 431), 58.78 feet wide; thence, with the north right-of-way line of Broadway along a bearing of South 40 degrees 27 minutes 44 seconds West a distance of 103.80 feet to a point at the intersection of the north right-of-way line of Broadway and the common line with Ann Roesch Foutch as of Record in Book 2601 Page 348 R.O.D.C.T.; thence, with said common line along a bearing of North 32 degrees 19 minutes 54 seconds West a distance of 192.64 feet to an iron rod on the south right-of-way line of West End Avenue; thence with said right-of-way line North 57 degrees 37 minutes 25 seconds East a distance of 100.09 feet to the point of beginning containing 17,658.85 square feet more or less.

Being the same property conveyed to H. David Smith and Gary L. Keckley by deed from 1701 West End Associates, Inc., a Tennessee Corporation, of record in Book 7273, Page 454, Register's Office for Davidson County, Tennessee; and being further conveyed to H. David Smith by quitclaim deed from Gary L. Keckley and wife, Ricki H. Keckley of record in Book 7531, Page 369, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together will all improvements thereon, unto the said Life Insurance Company of Georgia, its successors and assigns, in fee simple forever, in bar of the equity of redemption, statutory redemption, homestead and dower, and all other exemptions of every kind, but subject to all liens, easement, encumbrances, property taxes, rights of redemption of taxing entities and other matters taking priority as a matter of law.

AND THE SUCCESSOR TRUSTEE does hereby transfer, assign and set over to the said Life Insurance Company of Georgia, its successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust and Amended Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Successor Trustee, subject to any exceptions noted herein and shown of record, but not further or otherwise.

WITNESS my hand this 25TH day of OCTOBER, 1991.

John L. Van Cleave

SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

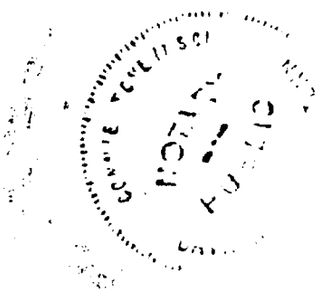
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named John L. VanCleave, Successor Trustee, the bargainor, with whom I am personally acquainted or who presented sufficient evidence of his identity, and who acknowledged that he as such Successor Trustee executed the foregoing instrument for the purpose contained therein and no other.

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

Connie Jamieson
NOTARY PUBLIC

My Commission Expires:

1-23-94



5109 10/25 0101 03CHECK 1493.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 8471 PAGE 561

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 400000.00
				CON TX 1480.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1493.00
				CHECK 1493.00
			10/25/91	01 15:39 0001 6109

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7.13.9.

IDENTIFICATION REFERENCE

Oct 25 3 39 PM '91

No. 470817