FROM: Mimi S. Hurd,
Substitute Trustee

BOOK 8478 PAGE 556

TO: Metropolitan Equities, Ltd., Trustee

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
2205 State Street	Same	75-9-260
Nashville, Tennessee 37203		75-9-142

This instrument prepared by: Mimi S. Hurd, 2205 State Street, Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $1,120,884.87.

Affiant

Subscribed and sworn to before me, this the 4th day of November, 1991.

Notary Public

My Commission Expires: 5/20/1991

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by wrap-around deed of trust dated September 1, 1979, of record in Book 5504, page 266, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Hermitage Gardens/Whispering Hills, Limited, a Tennessee limited partnership conveyed to Stephen C. Baker, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, hereinafter referred to as the "Note" which Note is fully described in the Deed of Trust; and

WHEREAS, Hermitage Gardens/Whispering Hills, Limited subsequently conveyed the property to Hermitage Garden, Limited, a Tennessee limited partnership, subject to the Deed of Trust, by special warranty deed of record in Book 6536, Page 614, Register's Office for Davidson County, Tennessee; 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 8459, page 280, Register's Office for Davidson County, Tennessee, appointed Mimi S. Hurd, Substitute Trustee, in the place and stead of Stephen C. Baker, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Mimi S. Hurd, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Mimi S. Hurd, 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 1:00 p.m., on Friday, November 1, 1991, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, free from the equity and statutory rights of redemption, homestead, curtesy and dower, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on October 10, October 17, and October 24, 1991; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Metropolitan Equities, Ltd. (a Tennessee limited partnership), Trustee was the highest and best bidder;

NOW THEREFORE, the undersigned Mimi S. Hurd, Substitute Trustee, pursuant to the bid of Metropolitan Equities, Ltd., Trustee acknowledges receipt of the sum of One Million, One Hundred Twenty Thousand, Eight Hundred Eighty-Four & 87/100 Dollars ($1,120,884.87), 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 **Metropolitan Equities, Ltd., Trustee**, with full power to mortgage, sell, transfer, convey and assign without the joinder of any beneficiary, its successors and assigns, the following described real estate in Davidson County, Tennessee:

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to the survey of Lewis R. Mefford, Jr., Land Surveyor, dated August 16, 1979, as follows:

BEGINNING at an iron pin located on the westerly margin of Old Hickory Boulevard, said point being the northeast corner of an existing Seven-Eleven Store (now Circle K Store); thence, leaving said margin of Old Hickory Boulevard, and with the northerly boundary of said store, South 73° 42' 15" West 150.0 feet to an iron pin; thence, with the easterly boundary of Hermitage Hills, Section 9, of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee, North 16° 4' 41" West 55.72 feet to an iron pin; thence, with the northerly boundary of Hermitage Hills, Section 9, South 74° 32' 52" West 237.13 feet to an iron pin; thence, North 1° 58' 12" East 466.70 feet to an iron pin located on the southerly margin of an access drive; thence, with said margin of said access drive, South 87° 18' 50" East 256.90 feet to an iron pin located on the westerly margin of Old Hickory Boulevard; thence, with said margin of Old Hickory Boulevard, South 16° 2'00" East 418.87 feet to the point of beginning.

Being the same property conveyed to Hermitage Gardens/Whispering Hills, Limited, by Special Warranty Deed of record in Book 5504, Page 262, Register's Office for Davidson County, Tennessee and further conveyed to Hermitage Garden, Limited by special warranty deed from Hermitage Gardens/Whispering Hills, Limited, of record in Book 6536, Page 614, Register's Office for Davidson County, Tennessee.

This is improved property, known as Hermitage Garden Apartments, 4701 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Metropolitan Equities, Ltd., Trustee, its successors and assigns, forever; and Mimi S. Hurd, Substitute Trustee, does hereby transfer, assign, and set over unto Metropolitan Equities, Ltd, Trustee all of her right, title and interest in said Property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Mimi S. Hurd, Substitute Trustee, has executed this instrument on this the 4th day of November 1991.

Mimi S. Hurd, Substitute Trustee

Mimi S. Hurd, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mimi S. Hurd, Substitute Trustee, with whom I am personally acquainted and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 4th day of November, 1991.

Notary Public

My Commission Expires: 5-20-1992

STEPHEN D. HOLLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5.9413

RECEIVED FOR RECORD
Nov 4 12 39 PM '91
RECORDING FEE
IDENTIFICATION REFERENCE

6259 11/04 0101 03CHECK 4157-33

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

RECEIVED OF _____

FOR _____

BOOK 8478 PAGE 559

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
1120884.87
CON TX 4147.33
PRFEE 1.00
MISC 9.00
TOTAL 4157.33
CHECK 4157.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/04/91 01 12:41 0001 6259

5.9 4 1.3

IDENTIFICATION REFERENCE

Nov 4 12 39 PM

No. 473409