This Instrument Prepared By:
Sherrard & Roe
424 Church Street
Suite 2000
Nashville, TN 37219-2375

Book 62

BOOK 8500 PAGE 87

SUBSTITUTE TRUSTEE'S DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
Investment Committee of The Metropolitan Employee Benefit Board 102 Stahlman Building Nashville, Tennessee 37201 Attn: Chairman	Same	93-02-3/61.0

WHEREAS, by Deed of Trust dated as of November 30, 1983, of record in Book 6188, page 521, Register's Office for Davidson County, Tennessee (hereinafter referred to as "Deed of Trust"), Fourth Avenue Associates, Ltd., a Tennessee limited partnership, as Grantor, conveyed to Donald W. Jones, as Trustee, with Metropolitan Employee Benefit Board Trust Fund, an agency of The Metropolitan Government of Nashville and Davidson County, as Beneficiary, the hereinafter described real property (hereinafter referred to as "Property") to secure the indebtedness therein described (hereinafter referred to as the "Indebtedness");

WHEREAS, pursuant to the authority contained in the Deed of Trust the Beneficiary appointed John H. Roe, Jr. as Substitute Trustee, by instrument dated November 6, 1991, of record in Book 8480, page 890, Register's Office for Davidson County, Tennessee;

WHEREAS, default having occurred in the payment of the Indebtedness, and in accordance with the terms of the Deed of Trust, the Beneficiary, as lawful owner and holder thereof declared that entire Indebtedness due and owing; and

WHEREAS, the Beneficiary directed John H. Roe, Jr., as Substitute Trustee, to sell the Property, and in accordance with the terms of the Deed of Trust, and pursuant to said direction, John H. Roe, Jr., Substitute Trustee, did advertise by advertisement published on November 11, 1991, November 18, 1991, and November 25, 1991, in The Nashville Business Journal, a newspaper of general circulation published in Davidson County, Tennessee, the property for sale on December 2, 1991, at the front lobby of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash or credit upon the indebtedness secured if the holder is the successful purchaser, free from the equity of redemption, statutory right of redemption, homestead and dower and all other exemptions, all of which are expressly waived in the Deed of Trust;

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WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Investment Committee of The Metropolitan Employee Benefit Board, as Trustee for The Metropolitan Government of Nashville and Davidson County Employee Benefit Trust Fund, acting through its agent, was the highest and best bidder;

NOW, THEREFORE, the undersigned, John H. Roe, Jr., Substitute Trustee, in consideration of the sum of One Million Six Hundred Thousand and no/100 Dollars ($1,600,000.00) as a credit against the Indebtedness pursuant to the bid of Investment Committee of The Metropolitan Employee Benefit Board, as Trustee for The Metropolitan Government of Nashville and Davidson County Employee Benefit Trust Fund, has bargained and sold, and by these presents does hereby transfer and convey unto Investment Committee of The Metropolitan Employee Benefit Board, as Trustee for The Metropolitan Government of Nashville and Davdison County Employee Benefit Trust Fund, its successors and assigns, the following described property located in Davidson County, Tennessee:

> Land situated in the First Civil District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:
>
> Beginning at a point in the margin of Overton Alley, said point also being the northwest corner of the property of G. S. Alford, as of record in Book 1516, page 445, Register's Office for said County, and also being the southwest corner of the within described property; thence with said alley N 27 degrees 21' 31" W 50.48 feet to a point being the northwest corner of the within described property; thence N 62 degrees 14' 59" E 170.70 feet to a point; thence S 27 degrees 28' 33" E 50.36 feet to a point; thence S 62 degrees 12' 46" W 170.80 feet to the point of beginning and containing 0.20 acres, more or less.
>
> Being the same property conveyed to Fourth Avenue Associates, Ltd., a Tennessee limited partnership by deed from J. M. Mortgage, Inc., a corporation, of record in Book 6022, page 737, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Investment Committee of The Metropolitan Employee Benefit Board, as Trustee for The Metropolitan Government of Nashville and Davidson County Employee Benefit Trust Fund, its successors and assigns, forever; and John H. Roe, Jr., Substitute Trustee, does hereby transfer, assign, and set over unto Investment Committee of The Metropolitan Employee Benefit Board, as Trustee for The Metropolitan Government of Nashville and Davidson County Employee Benefit Trust Fund all of his right, title and interest in the said Property with full benefit of the warranties of the Grantor contained in the Deed of Trust to the maximum extent that he can or should do as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said John H. Roe, Jr., Substitute Trustee, has executed this instrument as of the 2nd day of December, 1991.

John H. Roe, Jr., Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, the within named John H. Roe, Jr., Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Nashville, Tennessee, this 2nd day of December, 1991.

Rita McGuirk
Notary Public

My Commission Expires:
3-24-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This transfer is tax exempt pursuant to T.C.A. Section 67-4-409.

Affiant

Subscribed and sworn to before me this 2nd day of December, 1991.

Notary Public

My Commission Expires:

3-27-93

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