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SUCCESSOR TRUSTEE'S DEED
BOOK 8510 PAGE 695

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Cooke & Cooke Properties 345 24th Avenue North Suite 203 Nashville, TN 37203	New Owner ~~Dominion Bank of~~ ~~Middle Tennessee~~ ~~150 Fourth Ave.~~ North ~~Nashville, TN 37219~~	102-04-101
This instrument prepared by: Boult, Cummings, Conners & Berry (CSS) P.O. Box 198062, Nashville, Tennessee 37219		

WHEREAS, CHARLOTTE/WILCLAY PARTNERSHIP, by Deed of Trust (the "Deed of Trust") dated September 25, 1987, transferred and conveyed to John B. Hardcastle, Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 7365, page 187, Register's Office for Davidson County, Tennessee); 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 8487, page 678, 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), December 16, 1991, at the Davidson County Courthouse, Nashville, Tennessee when and where Cooke & Cooke Properties ("Grantee"), became the last and highest bidder for cash at the price of Seven Hundred Seventy-Five Thousand and No/100 Dollars ($775,000.00).

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. Taxes for 1992 and subsequent years.

2. Agreements contained in instrument of record in Book 2593, page 566, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 6900, page 438, said Register's Office.

4. Easement to City of Nashville of record in Book 2703, page 78, said Register's Office.

5. Subordination, Non-Disturbance and Attornment Agreement of record in Book 8032, page 570, said Register's Office.

6. Subordination of Deed of Trust of record in Book 8508, page 731, said Register's Office.

7. 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 18th day of December, 1991.

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, James D. Hughey, 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 18th day of December, 1991.

James D. Hughey
Notary Public

My Commission Expires: May 28, 1995

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $775,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of December, 1991.

James D. Hughey
Notary Public

My Commission Expires: May 28, 1995

wp/CSSsstdCCP

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of West Towne Plaza, of record in Book 6900, page 438, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tennsco Corp., a Tennessee corporation, by deed from Charlotte/Wilclay Partnership of record in Book 8021, page 451, Register's Office for Davidson County, Tennessee.

wp/cssexacwp

7.0408.

TENNESSEE RECORDING DEPARTMENT

Dec 18 1 38 PM '91

3611 12/18 0101 03CHECK 2880.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8510 PAGE 699

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
775000.00
CON TX 2867.50
PRFEE 1.00
WDEED 12.00
TOTAL 2880.50
CHECK 2880.50
12/18/91 01 13:39 0001 3611

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0408.

IDENTIFICATION REFERENCE

DEC 18 1 30 PM '91

No. 486114