Box 38 MJP

BOOK 8545 PAGE 943

This Instrument Prepared By:
George E. Mudter, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
The Independent Life and
Accident Insurance Company
One Independent Drive
Jacksonville, FL 32276

Map and Parcel
104-15-468

TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated September 30, 1985, to George E. Mudter, Jr., Trustee, executed by Harry M. Rowland, Trustee, and 2500 Hillsboro Associates, a Tennessee general partnership, as same appears of record in Book 6677, page 567, Register's Office for Davidson County, Tennessee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on January 9, 1992, and subsequent insertions appearing on January 16, 1992, and January 23, 1992, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on January 31, 1992, at 12:00 o'clock Noon, being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to THE INDEPENDENT LIFE AND ACCIDENT INSURANCE COMPANY at and for the sum of Seven Hundred Fifteen Thousand and no/100 ($715,000.00) Dollars, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by THE INDEPENDENT LIFE AND ACCIDENT INSURANCE COMPANY, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, George E. Mudter, Jr., as Trustee, does hereby grant, bargain, sell and convey to the said THE INDEPENDENT LIFE AND ACCIDENT INSURANCE COMPANY, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> A tract or parcel of land located in Nashville, Davidson County, Tennessee, being part of Lot No. 1 on the Plat of Sweetbriar Office Building Site, of record in Plat Book 4660, page 100, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey

by George E. Daniels, dated August 27, 1985, as follows:

Beginning at a punch hole in a sidewalk, said punch hole being South 82° 33' East 4.5 feet from the intersection of the easterly margin of Twenty-First Avenue South and the southerly margin of Sweetbriar Avenue; thence along the southerly margin of Sweetbriar Avenue South 82° 33' East 255.37 feet to a concrete monument; thence leaving the margin of Sweetbriar Avenue South 7° 32' 54" West 142.83 feet to a concrete monument; thence North 82° 40' 05" West 319.60 feet to an iron pin in the easterly margin of Twenty-First Avenue South; thence with the easterly margin of Twenty-First Avenue South North 31° 38' 45" East 157.31 feet to the point of beginning.

Being part of the same property conveyed to Harry M. Rowland, Trustee, by deed from R. B. Parker, Jr., of record in Book 4811, page 105, and by deed from Opal Pratt Burroughs of record in Book 4815, page 430, Register's Office for Davidson County, Tennessee.

This is improved property known as 2500 Hillsboro Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto THE INDEPENDENT LIFE AND ACCIDENT INSURANCE COMPANY, its successors and assigns, in fee simple forever. The said George E. Mudter, Jr., Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but no further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Trustee, has executed this instrument on the 7th day of February, 1992.

GEORGE E. MUDTER, JR.
TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George E. Mudter, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 7th day of February, 1992.

Jean Patterson
NOTARY PUBLIC

My commission expires: 11-27-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $715,000.00.

Affiant

Sworn to and subscribed before me, this 7th day of February, 1992.

Jean Patterson
Notary Public

My commission expires: 11-27-93

9384 02/07 0101 03CHECK 2655.50

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



RECEIVED OF _____

FOR _____

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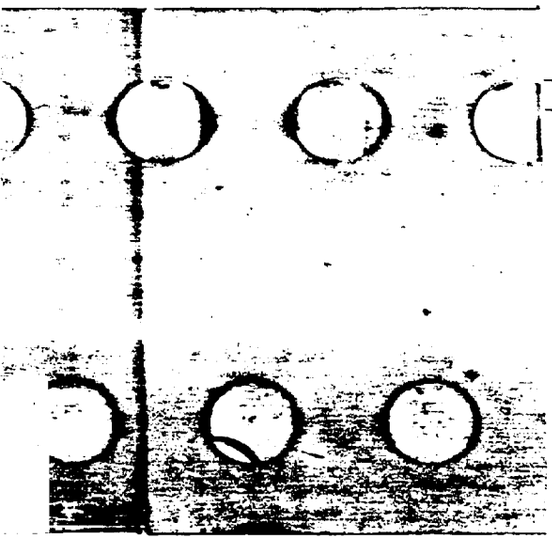
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 915000.00
CON TX 2645.50
PRFEE 1.00
WDEED 9.00
TOTAL 2655.50
CHECK 2655.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/07/92 01 11:28 0001 9384



8259 6

IDENTIFICATION REFERENCE

FEB 7 11 28 AM '92

DAVIDSON COUNTY, TN

No. 499983