#129940

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JHB) LJL
2700 First American Center Pct 16
Nashville, Tennessee 37238

TRUSTEE'S DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s):
Ford Motor Credit Company P.O. Box 305106 Nashville, TN 37230	Same	Map 163, Parcel 141

WHEREAS, by Deed of Trust and Assignment of Leases and Rents and Security Agreement of record in Book 8024, page 105, Register's Office for Davidson County, Tennessee, Robert O. Frensley conveyed to Ronald Crabtree, Trustee the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 7th day of April, 1992 at the Davidson County Courthouse, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Ford Motor Credit Company, the holders of the secured indebtedness, being the highest and best bidders became the purchasers of said property at and for the sum of $1,850,000;

NOW, THEREFORE, in consideration of the premises, the undersigned, Ronald Crabtree, Trustee, as Trustee, does hereby grant, bargain, sell and convey to the said Ford Motor Credit Company, in fee simple forever, the property above mentioned in the County of Davidson and State of Tennessee and further described on Exhibit A attached hereto.

Together with and including the Improvements located on the aforesaid Premises.

This is improved property known as 520 Collins Park Drive, Antioch, Tennessee.

This conveyance is made subject to all unpaid taxes and to all other prior restrictions, easements and encumbrances of record, if any.

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 Ford Motor Credit Company, in fee simple forever, to whom the said Ronald Crabtree, 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 not further or otherwise.

IN WITNESS WHEREOF, the undersigned, as Trustee, has caused this instrument to be executed this the 15 day of April, 1992.

Ronald Crabtree
Ronald Crabtree, Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Ronald Crabtree, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 15 day of April, 1992.

Donna L Chaffin
Notary Public

My Commission Expires:
1-27-96

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration or value of the property is $1,850,000.

Ronald Crabtree
Affiant

Subscribed and sworn to before me this 15 day of April, 1992.

Donna L Chaffin
Notary Public

My Commission Expires:
1-27-96

02403

IDENTIFICATION REFERENCE

APR 16 11 03 AM '92

LIA C. WILSON II REGISTER
DAVIDSON COUNTY, TN

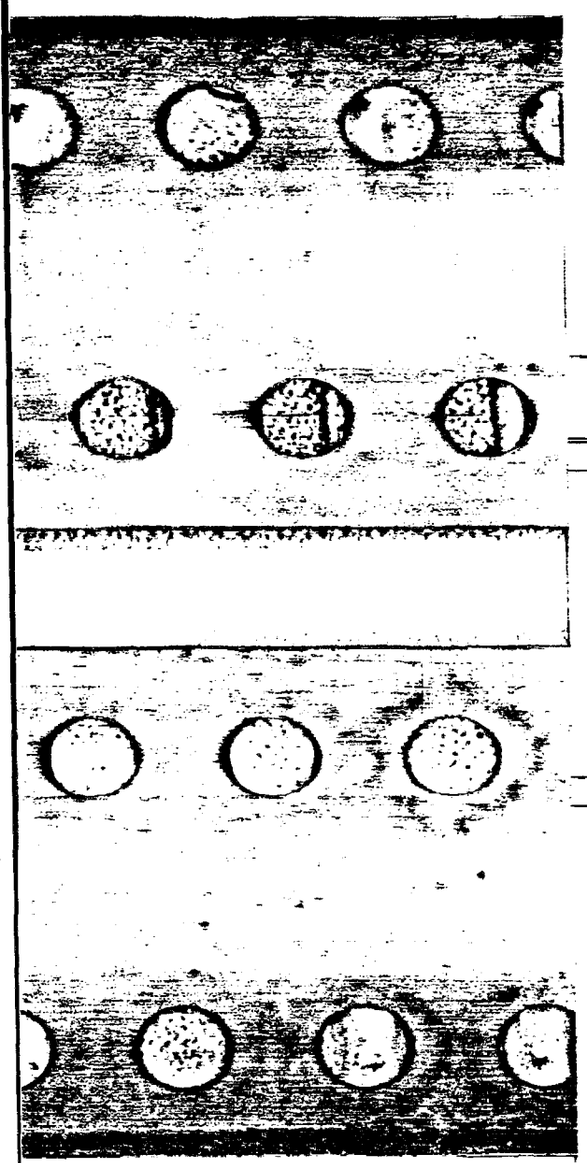
EXHIBIT "A"

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the terminus of Collins Park Drive, being Parcel No. 191 and a portion of Parcel No. 141, as shown on Davidson County Property Map No. 163, being a portion of the property conveyed to Ford Leasing Development Company by deed of record in Book 7453, page 715, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the northerly margin of Interstate 24, said margin also being the southerly margin of Collins Park Drive, as shown on the plan of re-subdivision of Lot No. 2, Section 1, Collins Park, of record in Book 4660, page 81, Register's Office for Davidson County, Tennessee, said point being easterly 700 feet, more or less, as measured along said southerly margin from the easterly margin of Bell Road; thence, with the terminus of said Collins Park Drive with a curve to the left 78.54 feet to a point, said curve having a central angle of 90 deg. 00' 00", a radius of 50.00 feet, a tangent of 50.00 feet and a chord of North 80 deg. 57' 49" East, 70.71 feet; thence, leaving said terminus with the southerly line of aforementioned Lot No. 2, South 54 deg. 02' 11" East, 497.61 feet to a point; thence, with the easterly line of said Lot No. 2, North 35 deg. 58' 20" East, 317.70 feet to a point in the southerly margin of the CSX Transportation (railroad); thence, with said southerly margin with a curve to the left 800.63 feet to a point, said curve having a central angle of 15 deg. 44' 17", a radius of 2,914.79 feet, a tangent of 402.85 feet, and a chord of South 70 deg. 05' 32" E, 798.12 feet; thence, leaving said railroad, South 35 deg. 09' 43" West, 577.65 feet to a concrete monument in the northerly margin of I-24; thence, with said northerly margin, North 54 deg. 50' 17" West, 775.20 feet to a concrete monument; thence, continuing with said northerly margin, North 54 deg. 02' 11" West, 547.61 feet to the point of beginning, containing 375,703, square feet or 8.63 acres, more or less.

The above described property was conveyed to Robert O. Frensley by deed from Ford Leasing Development Company, a Delaware corporation, of record in Book 8024, page 95, Register's Office for Davidson County, Tennessee.

1336 04/16 0101 03CHECK 6855.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8603 PAGE 440

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 1850000.00
				CON TX 6845.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 6855.00
				CHECK 6855.00
04/16/92	01			11:02 0001 1336

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02403

IDENTIFI REFERENCE

APR 16 11 03 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 522187