STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

J. Thomas Holland, II
Affiant

Subscribed and sworn to before me, this 6th day of April, 1992.

Ellen B. Bowman
Notary Public

My Commission Expires: 9 2.3*93

This instrument prepared by:
Gullett, Sanford, Robinson & Martin (ETB)
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner(s) as follows:	Send Tax Bills to:	Map-Parcel Numbers
Business Men's Assurance Company of America c/o Lovell and Malone, Inc. P. O. Box 2663 Nashville, TN 37219	Same	082-15-117 17W 02790 093-03-182 17W 24925

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 24th day of May, 1989, **J. BRENT HURD** and wife, **BARBARA W. HURD,** executed a Deed of Trust ("Deed of Trust") to William C. Boyers, Trustee ("Trustee"), to secure the payment of a promissory note in the original principal sum of Three Hundred Thirty-Three Thousand and no/100 ($333,000.00) Dollars, payable to the order of Business Men's Assurance Company of America, a Missouri corporation ("BMA"), said note being payable as set forth in said Deed of Trust, which is of record in Book 7848, page 959, Register's Office for Davidson County, Tennessee, to which reference is here made; and

WHEREAS, BMA is the owner and holder of the indebtedness secured by the Deed of Trust; and

WHEREAS, Edward T. Brading was appointed Successor Trustee by the owner and holder of such indebtedness by an instrument of record in Book 8588, page 429, Register's Office for said County; and

WHEREAS, default was made in the payment of the indebtedness; and

WHEREAS, the owner and holder of the indebtedness demanded that the property be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure in accordance with the terms and provisions of said Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the The Nashville Record on April 9, 1992, April 16, 1992, and April 23, 1992; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at 11:00 o'clock A.M. on Thursday, April 30, 1992, at the front (south) door of the Courthouse in Nashville, Davidson County, Tennessee, and **BUSINESS MEN'S ASSURANCE COMPANY OF AMERICA,** a Missouri

corporation ("Grantee"), by J. Thomas Holland II, President of Lovell & Malone, Inc., its agent, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Two Hundred Thirty-Five Thousand and no/100 ($235,000.00) Dollars.

NOW, THEREFORE, EDWARD T. BRADING, SUCCESSOR TRUSTEE, a resident of Davidson County, Tennessee, in his capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, **BUSINESS MEN'S ASSURANCE COMPANY OF AMERICA**, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

TRACT I:
A tract of land in the 1st Civil District Metro Nashville, Davidson County, Tennessee, and being the westerly 44-1/4 feet of Lot No. 30 and all of Lot No. 31 on the Plan of Houston's Addition to Edgefield, now East Nashville, of record in Book 18, page 651, Register's Office for Davidson County, Tennessee, and part of Alley No. 260, closed by Metro Council Bill No. 85-983 and being more particularly described as follows:

Beginning at an iron pin on the southerly R.O.W. line of Russell Street at the common northerly corner of Lots 31 and 32 of the above noted plan (Lot 32 owned by Robert L. Frazer as of record in Book 3822, page 11, Register's Office Davidson County, Tennessee); thence, 1) with the southerly R.O.W. line of Russell Street North 63 deg. 27 min. 39 sec. East 99.90 feet to a point on the center line of Alley No. 260; thence, 2) with the center of Alley No. 260 South 26 deg. 48 min. 39 sec. East 179.92 feet to a point; thence, 3) continuing with the center of Alley No. 260 South 63 deg. 27 min. 16 sec. West 100.87 feet to a point opposite the common southerly corner of Lots 31 and 32; thence, 4) with the common line of Lots 31 and 32 West 26 deg. 30 min. 04 sec. West 179.93 feet to the point of beginning and containing 18,061 sq. ft. or 0.415 acres.

This is improved property known as 408 Russell Street, Nashville, Tennessee 37206.

TRACT II:
A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being Lots 40 and 41 on the Plan of Russell Houston Addition to Edgefield as of record in Book 18, page 651, Register's Office Davidson County, Tennessee, and also a part of the southerly one-half of Original Alley No. 260 which was closed by Metro Council Bill No. 85983 and being described together as follows:

Beginning at a point on the northerly right-of-way line of Fatherland Street at the common corner of Lots 41 and 42 of the above-noted plan of Russell Houston's Addition to Edgefield, said point being North 63 deg. 00 min. 00 sec. East, 176.76 feet from the easterly and of the northerly return curve at Fatherland Street and South Fourth Street; thence, 1) with the northerly right-of-way line of Fatherland Street South 63 deg. 00 min. 00 sec. West, 100.00 feet to the common corner of Lots 39 and 40; thence, 2) with the common line between Lots 39 and 40, North 27 deg. 10 min. 16 sec. West, 181.25 feet to the center of Original Alley No. 260; thence, 3) with the centerline of Original Alley No. 260, North 63 deg. 27 min. 16 sec. East, 100.01 feet to a point opposite the common corner of Lots 41 and 42; thence, 4) with the common line between Lots 41 and 42 South 27 deg. 10 min. 16 sec. East, 180.46 feet to the point of beginning and containing 18,086 square feet, or 0.415 acres.

This is improved property located on Fatherland Street, Nashville, Tennessee 37206.

This conveyance is made subject to any and all unpaid state and county taxes that may be a lien against said property and any other matters having a priority over the Deed of Trust.

TO HAVE AND TO HOLD the aforesaid real estate in bar of all rights and equities of redemption, homestead, spouse's elective share of any estate,

and other rights or exemptions of every kind as provided in said Deed of Trust, 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.

The undersigned, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, and its successors and assigns, against the lawful claims of all persons claiming by, through or under him as Successor Trustee, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this 1st day of May, 1992.

Edward T. Brading, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD T. BRADING, SUCCESSOR TRUSTEE,** 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 1st day of May, 1992.

Sue Legg
Notary Public

My Commission Expires: 5-23-94

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8615 PAGE 847

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO Tx - STATE TAX CONVEY
WC 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

235000.00

CON TX 369.50

PRFEE 1.00

WDEED 9.00

TOTAL 879.50

CHECK 879.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06713

IDENTIF. REFERENCE

MAY 1 2 33 PM '92

DAVIDSON COUNTY

No. 526989