THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN
ADAMS, WILLIAMS & KIRSCH (RDB)
Attorneys at Law
Suite 600, 511 Union Street
Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAP AND PARCEL NOS:
165-49 and 165-118

TRUSTEE'S DEED

WHEREAS, Marion Thurman is a debtor in a certain case pending pursuant to Chapter 7, Title 11, United States Code, in the United States Bankruptcy Court for the Middle District of Tennessee, the same bearing bankruptcy number 390-00427-KL3-7; and

WHEREAS, certain property previously owned by debtor as more fully set forth in debtor's bankruptcy schedules filed under penalty of perjury in the aforesaid bankruptcy case has passed to and become assets of the debtor's bankruptcy estate; and

WHEREAS, the undersigned grantor is duly appointed and serving as Trustee in the said bankruptcy case, having the right and duty under Title 11, United States Code, lawfully to convey all such assets of said debtor; and

WHEREAS, the Trustee acquired the real property to be transferred hereby in settlement of claims and potential claims by the Trustee pursuant to an Order entered in the bankruptcy case on March 19, 1991; and

WHEREAS, the Trustee has given notice of his intent to sell the real estate identified on the attached Exhibit "A", pursuant to 11 U.S.C. Section 363; and

WHEREAS, no objections have been made to the proposed sale and the deadline for any objections has passed;

NOW, THEREFORE, for and in consideration of the payment of $10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned Grantor, in his capacity as Trustee in bankruptcy as aforesaid and in no other capacity, does hereby convey and deliver to Allen Earps, his successors and assigns, to have and to hold forever in fee simple, all the right, title and interest of said bankruptcy estate in and to the real estate described on Exhibit "A" as the same is existing on the date hereof. This conveyance is made pursuant to 11 U.S.C. Section 363 free and clear of any liens or property interests of all parties having notice of the proposed sale.

IN WITNESS WHEREOF, Trustee has caused this Trustee's Deed to be executed this 8th day of May, 1992.

Signed, Sealed and delivered
in the presence of:

Carol C. Reed
Unofficial Witness

William Lamar Newport, Trustee
William Lamar Newport, Trustee for
Marion Thurman, Bankruptcy Estate

Notary Public

My Commission Expires: 1/24/94

(NOTARIAL SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer, is $200,000.00.

AFFIANT

Subscribed and sworn to before me, this 11th day of May, 1992.

NOTARY PUBLIC

My Commission Expires: 1-22-95

SEND TAX BILLS TO:
NAME & ADDRESS of NEW OWNER

ALLEN EARPS
3031 SMITH SPRINGS RD
ANTIOCH, TN 37013

EXHIBIT "A"

TRACT I-Map 165, Parcel 118

Land lying in the 2nd Civil District of Davidson County, Tennessee, being a portion of the boundary for Peppertree P.U.D. as recorded in Book 6900, Page 943, R.O.D.C., TN., and being more particularly described as follows:

Beginning at a point on the easterly margin of LaVergne-Couchville Pike, said point being 30' feet from the centerline of said LaVergne-Couchville Pike, said point also being 265± feet from the northerly margin of Maxwell Road;

Thence, along said margin with a curve to the right 197.412' feet to a point on the southerly line of the G. W. Martin property as of record in Book 6586, Page 91, R.O.D.C., TN., said curve having a radius of 2323.995, a central angle of 04o-52'-01", a chord bearing and distance of N 02o-10'-04" E, 197.353 feet;

Thence, leaving said margin and along Martin's southerly line S 86o-57'-26" E, 825.50 feet to a point, said point being Martin's southeast corner;

Thence, along Martin's easterly line N 05o-50'-37" E, 200.64 feet to a point, said point being the southeast corner of the J. W. Kincaid property as of record in Book 4137, Page 487, R.O.D.C., TN.;

Thence, along Kincaid's easterly line N 05o-02'-09" E, 159.87 feet to a point, said point being the southeast corner of the N. A. Whaler property as of record in Book 5037, Page 119, R.O.D.C., TN.;

Thence, along Whaler's easterly line N 06o-12'-29" E, 132.65 feet to a point;

Thence, leaving Whaler's easterly line N 76o-17'-24" E, 148.69 feet;

Thence, with a curve to the right 54.615 feet, said curve having a radius of 304.910 feet, a central angle of 10o-15-46", a chord bearing and distance of N 08o-34'-43" E, 54.542 feet;

Thence, N 86o-33'-10" E, 160.10 feet;

Thence, N 11o-30'-00" E, 88.35 feet;

Thence, N 25o-32'-55" E, 52.57 feet;

Thence, N 70o-08-12" E, 61.48 feet'

Thence, S 78o-30'-00" E, 154.36 feet;

Thence, 14o-50'-26" E, 153.79 feet;

Thence, with a curve to the right 37.036 feet, said curve having a radius of 280.052, a central angle of 07o-34'-38", a chord bearing and distance of S 71o-22'-15" E, 37.009 feet'

Thence, N 22o-25'-04" E, 93.18 feet;

Thence, N 13o-30'-00" E, 70.90 feet to a point on the southerly line of the S. M. Henry property as of record in Book 4104, Page 20, R.O.D.C., TN.;

Thence, along Henry's southerly line N 88o-16'-09" E, 274.14 feet to a point,

said point being Henry's southeast corner;'

Thence, along Henry's easterly line N 04o-19'-20" E, 1532.67 feet to a point on the southerly margin of Pin Hook Road, said point being Henry's northeast corner;

Thence, leaving the lines of Henry and along said margin with a curve to the left 30.240 feet, said curve having a radius of 11121.837 feet, a central angle of 00o-09'-21", a chord bearing and distance of S 84o-55'-35" E, 30.240 feet;

Thence, S 85o-00'-16" E, 17.38 feet;

Thence, with a curve to the right 71.830 feet to a point, said curve having a radius of 7199.214 feet, a central angle of 00o-34'-18", a chord bearing and distance of S 84o-43'-07" E, 71.830 feet, said point being the northwest corner of the W. P. Lovvorn property as of record in Book 1975, Page 284, R.O.D.C., TN.;

Thence, leaving said margin and along Lovvorn's westerly line S 05o-06'-04" W, 284.52 feet to a point, said point being Lovvorn's southwest corner, said point also being the northwest corner of Lot 1 of Revised Peppertree Forest, Section One as of record in Book 6900, Page 973 thru 975, R.O.D.C., TN.;

Thence, along the westerly lines of said Peppertree Forest S 03o-41'-48" W, 416.61 feet;

Thence, S 04o-36'-28" W, 721.56 feet;

Thence, S 03o-52'-43" W, 532.41 feet to a point, said point being the southwest corner of Lot 24 of said Revised Peppertree Forest, Section One, said point also being the northeast corner of Lot 144 of Peppertree Forest, Section Two, (unrecorded at this time);

Thence, along the northerly line of said Section Two, S 86o-48'-58" W, 100.70 feet to a point, said point being the northwest corner of said Lot 144;

Thence, along the westerly lines of said Peppertree Forest, Section Two S 05o-37'-57" W, 201.90 feet;

Thence, S 08o-18'-27" W, 92.69 feet;

Thence, S 07o-09'-23" W, 261.64 feet (passing the southwest corner of said Peppertree Forest, Section Two at 243.54 feet) to a point, said point being the northeast corner of the S. R. Riches' property as of record in Book 7268, Page 211, R.O.D.C., TN.;

Thence, along Riches' northerly line N 86o-30'-00" W, 816.37 feet to a point, said point being the northwest corner of the E. C. Rowlett property as of record in Book 7268, page 213, R.O.D.C., TN.;

Thence, along Rowlett's westerly line S 03o-30'-29" W, 257.14 feet to a point, said point being the northeast corner of the W. E. Sanders property as of record in Book 5610, Page 381, R.O.D.C., TN.;

Thence, along Sanders' northerly line N 86o-30'-00" W, 893.21 feet (passing the northwest corner of the P. J. Sanders property as of record in Book 5610, Page 384, R.O.D.C., TN.; at 675.412 feet;

Thence, with a curve to the left 40.913 feet, to the point of beginning, said

curve having a radius of 25.000 feet, a central angle of 93o-45'-57", a chord bearing and distance of S 46o-37'-01" W, 36.498 feet; and containing 24.33 acres, and

TRACT II-Map 165, Parcel 49

Land lying in the 2nd Civil District of Davidson County, Tennessee, and being a portion of the Boundary for Peppertree P.U.D. as of record in Book 6900, Page 943, R.O.D.C., TN., and being more particularly described as follows:

Beginning at the northwest corner of Lot 511 on the unrecorded Plat of Section 5, Peppertree Forest, said point also being in the easterly line of N. A. Whaler;

Thence, along Whaler's line N 06o-12'-29" E, 27.39 feet to R. A. Berry's southeasterly corner;

Thence, along Berry's easterly line N 05o-14'-23" E, 160.27 feet to M. E. Newcomb's southeasterly corner;

Thence, along Newcomb's easterly line N 05o-42'-36" E, 159.87 feet;

Thence, along Newcomb's northerly line, N 86o-20'-24" W, 347.30 feet to L. D. Davenport's southeasterly corner;

Thence, along Davenport's easterly lines N 17o-57'-46" E, 1219.52 feet;

Thence, S 86o-58'-52" E, 21.51 feet;

Thence, N 11o-52'-55" E, 251.50 feet to M. G. Edmondson's southeasterly corner;

Thence, along Edmondson's easterly line N 11o-49'-56" E, 395.27 feet to the southerly margin of Pin Hook Road;

Thence, with a curve to the left having a radius of 1590.794 feet, a chord of S 79o-52'-43" E, 141.248 feet, an arc distance of 141.195 feet;

Thence, S 82o-25'-24" E, 241.07 feet to J. Woods' northwesterly corner;

Thence, leaving the margin of Pin Hook Road and along Woods' westerly lines S 03o-49'-04" W 582.55 feet;

Thence, S 06o-16'-59" W, 194.12 feet to Woods' southwesterly corner;

Thence leaving Woods' lines and along J. T. Henry and S. M. Henry's westerly line S 05o-02'-46" W, 823.86 feet;

Thence, along S. M. Henry's southerly line N 88o-16'-09" E, 209.30 feet;

Thence, leaving Henry's line and along a line between Peppertree P.U.D., Phase One and Phase Two, S 13o-30'-00" W, 70.90 feet;

Thence, S 22o-25'-04" W, 93.18 feet;

Thence, with a curve to the left having a radius of 280.052 feet, a chord of N 71o-22'-14" W, 37.008 feet, and an arc of 37.035 feet;

Thence, S 14o-50'-26" W, 153.79 feet;

Thence, N 78o-30'-00 W, 154.36 feet;

Thence, S 70o-08'-12" W, 61.48 feet;

Thence, S 25o-32'-55" W, 52.57 feet;

Thence, S 11o-30'-00" W, 88.35 feet;

Thence, S 86o-33'-10" W, 160.10 feet;

Thence, with a curve to the left having a radius of 304.910 feet, a chord of S 08o-34'-44" E, 54.543 feet, and an arc of 54.616 feet;

Thence, S 79o-17'-24" W, 148.69 feet to the point of beginning and containing 26.17 acres; and

BEING a portion of the same property conveyed to William Lamar Newport, Trustee in Bankruptcy for Marion Thurman (Case No. 90-00427-KL3-7), by deed from General Properties, Limited of record in Book 8359, Page 145, Register's Office for Davidson County, Tennessee.

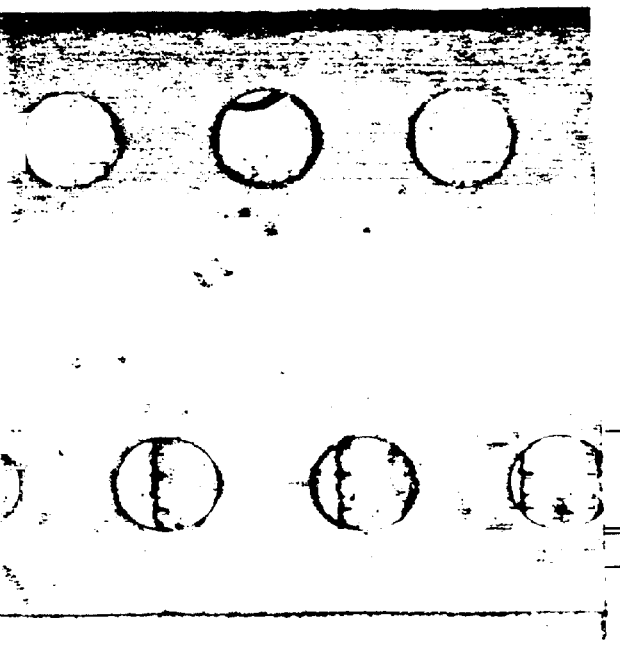
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IDENTIFICATION REFERENCE

MAY 11 10 19 AM '92

PICK-UP

5575 05/11 0101 03CHECK 759.00



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

RECEIVED OF _____

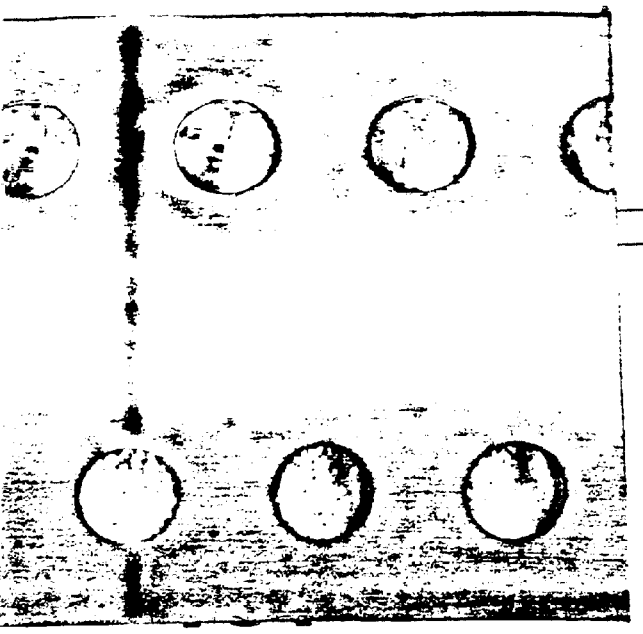
FOR _____ BOOK 8623 PAGE 306

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
			MAMT 200000.00	
			ERR CO	
			MAMT 200000.00-	
			CAMT 200000.00	
			CON TX 740.00	
			PRFEE 1.00	
			WDEED 18.00	
			TOTAL 759.00	
			CHECK BY BANK 759.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/11/92 01 10:20 0001 557E



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IDENTIFICATION

MAY 11 10 19 AM '92

No. 529808