THIS INSTRUMENT PREPARED BY:
JAMES W. PRICE, JR.
SUITE 1230
FIRST AMERICAN CENTER
NASHVILLE, TN 37238-1230
TEL: 615/244-5772
FROM INFORMATION SUPPLIED BY THE PARTIES:

BOOK 8657 PAGE 602

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Robert W. Smyth 1445 Ratzer Road Wayne, NJ 07470	Same	Map 82-146 Parcel 46

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer, is $317,000.00

Affiant

SWORN to and subscribed before me this 22 day of June, 1992.

Notary Public

Commission Expires: 9-16-95

TRUSTEE'S DEED

WHEREAS, J. KEVIN WILLIAMS, and individual d/b/a JUSTINLANE HOLDINGS, a sole proprietership, by Deed of Trust (the "Deed of Trust") dated the 1st day of November, 1990, of record in Book 8228, page 807, Register's Office for Davidson County Tennessee, conveyed to JAMES W. PRICE, JR., TRUSTEE, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to ROBERT W. SMYTH; and

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

WHEREAS, the owner and holder of the Note demanded that the Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the 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 Nashville Record on May 28, 1992, June 4, 1992, and June 11, 1992; and,

WHEREAS, the Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder in cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 12:00 Noon, on June 18, 1992, and ROBERT W. SMYTH, (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Three Hundred Seventeen Thousand Dollars ($317,000.00).

NOW, THEREFORE, James W. Price, Jr., in his capacity as Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his successors, heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

TRACT NO. 1:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Wetmore's Second Addition to Edgefield, as of record in Book 11, page 295, Register's Office for said County, more particularly described according to a survey made by Barge, Waggoner & Sumner, Engineers, on August 6, 1971, as follows:

Beginning at an iron pin in the west margin of North First Street, said pin being located 20 feet north from

the northwest intersection of North First Street and Oldham Street; thence North 83 deg. 21' West, 218.70 feet to an iron pin in the east margin of Alley No. 314; thence with the margin of said alley, North 9 deg. 33' West, 35.20 feet to another pin; thence North 80 deg. 45' East 210 feet to an iron pin in the west margin of North First Street; thence with the margin of same, South 9 deg. 33' East, 95.10 feet to the beginning.

TRACT NO. 2:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Wetmore's Second Addition to Edgefield, now East Nashville, as of record in Book 11, page 925, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the westerly side of North First Street and runs back between parallel lines, 210 feet to an alley.

TRACT NO. 3:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of M. W. Wetmore's Addition to Edgefield, now East Nashville, as of record in Book 11, page 295, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the westerly side of North First Street, formerly Whites Creek Pike, and runs back between parallel lines, 210 feet to an alley.

Being the same property conveyed to James W. Price, Jr., Trustee, by J. Kevin Williams, an individual d/b/a JustinLane Holdings, a sole proprietership, by Deed of Trust dated November 1, 1990, and appearing of record in Book 8228, page 807, Register's Office for Davidson County, TN.

This is improved property known as 206 North First Street, Nashville, Tennessee 37213.

This conveyance is made subject to the following:

A deed of trust to Joe H. Thompson and wife, Annie Margarette Thompson (the Thompson Note) and appearing of record in Book 6376, page 590, Register's Office for Davidson County, Tennessee, securing a note in the original principal amount of One Hundred Sixty Thousand Dollars ($160,000.00), and by such restrictions and covenants which appear of record.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same. James W. Price, Jr., as Trustee, and not otherwise, warrants the title to said property to the Grantee, his successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 22nd day of June, 1992.

JAMES W. PRICE, JR., TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, JAMES W. PRICE, JR., TRUSTEE, with whom I am personally acquainted, and who after being duly sworn acknowledged that he executed the within instrument for the reasons therein contained and that the statements contained therein are true and correct to the best of his information, knowledge and belief.

This 22 day of June, 1992.

Notary Public

My Commission Expires:

9-16-95

06/18/92
1STSTREET.TD

21456

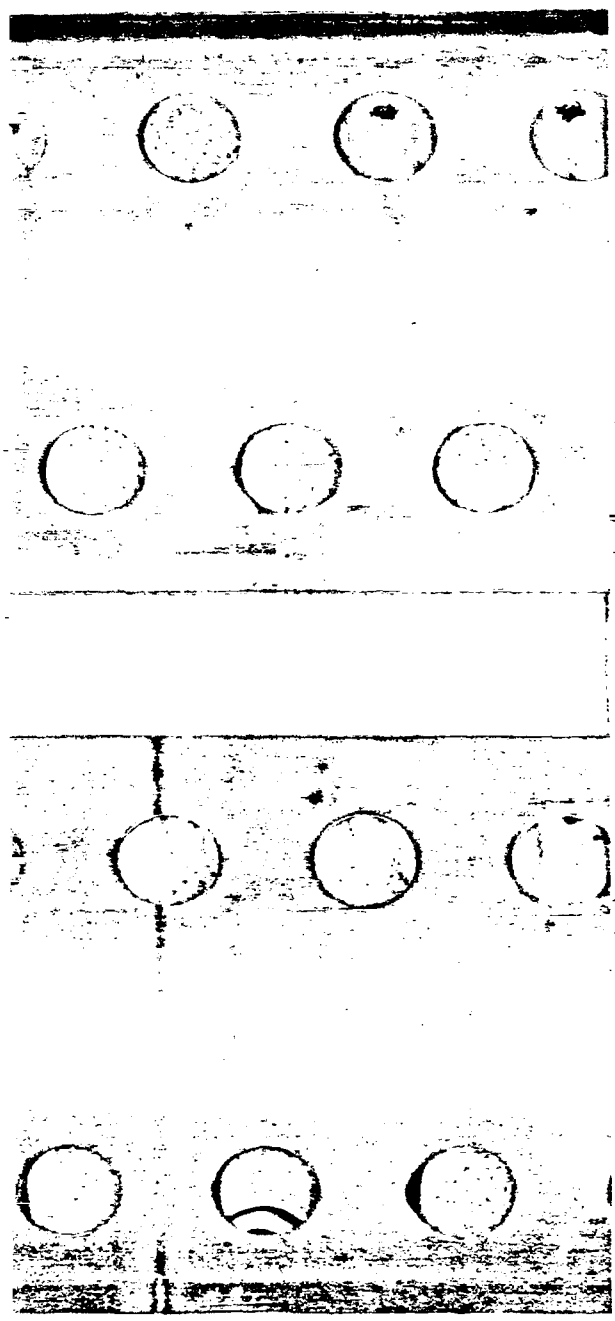
IDENTIF. TREFERENCE

JUN 22 3 05 PM '92

DAVIDSON COUNTY TN.

PICK-UP

3661 06/22 0101 03CHECK 1182.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8657 PAGE 605

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 317000.00
CON TX 1172.90
PRFEE 1.00
WDEED 9.00
TOTAL 1182.90
CHECK 1182.90

06/22/92 01 15:05 0001 3661

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21456

IDENTIF. REFERENCE

JUN 22 3 05 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 543383

[redacted]