[illegible] 179

Prepared by:
Don L. Smith
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
Nashville, Tennessee 37219
(615) 244-0030/742-9322

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER IS $1,200,000.00.

C. Kevin Asay
Affiant

Sworn and subscribed to before me this 12th day of August, 1992.

Notary Public
My commission expires:
11-24-93

NAME OF BUYER:	SEND TAX BILLS TO:	MAP-PARCEL:
Professional Asset Management in Tennessee, Inc. 2300 Dominion Tower Nashville, TN 37219	Professional Asset Management in Tennessee, Inc. 2300 Dominion Tower Nashville, TN 37219	94-13-125

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by a certain Deed of Trust, Assignment of Leases, and Security Agreement ("the Deed of Trust"), executed by Rundle Avenue Associates, a Tennessee Joint Venture between Cummings, Inc., The International Sign Service, a Tennessee corporation, and Johnson Properties, Inc., a Tennessee corporation, to John B. Hardcastle, Trustee, of record in Book 7402, Page 157, in Register's Office for Davidson County, Tennessee, and Don L. Smith having been appointed Successor Trustee by the Appointment of Successor Trustee of record at Book 8646, Page 80 in Register's Office for Davidson County, Tennessee; and

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

WHEREAS, in pursuance of said request of said beneficiary, the property was by the undersigned advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 8th day of July, 1992, at eleven o'clock a.m., said sale having been properly adjourned and rescheduled for July 6, 1992 at eleven o'clock a.m., said sale having been properly adjourned and

rescheduled for July 13, 1992 at eleven o'clock a.m., and said sale having been properly adjourned and rescheduled for July 18, 1992, at one o'clock, p.m., all at the main door of the Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement and properly rescheduled, the undersigned offered the 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, Professional Asset Management in Tennessee, Inc., a Tennessee corporation, being the highest and best bidder, became the purchaser of the property at and for the sum of One Million Two Hundred Thousand Dollars ($1,200,000.00).

Said sale having been made subject to any and all unpaid real estate taxes, rights of parties in possession, easements, prior claims, prior encumbrances, and restrictions of record which may affect title to the premises, including but not limited to: 1) easements retained by Metropolitan Government of Nashville, Davidson County, Tennessee, lying in the closed portions of Bond Avenue, Oar Avenue and Alley #2068 as set forth in the Metropolitan Ordinance Number 80-203; 2) lack of direct access to Interstate Highway 40 from the subject property, such right of access having been granted away to the State of Tennessee; 3) Claims of the State of Tennessee, as adjoining landowner, to the northerly one-half of Bond Avenue abutting the right-of-way to Interstate Highway 40 closed by Metropolitan Counsel Bill Number 80-803; 4) Claims of the Nashville Christian Missionary Convention as adjoining landowner, to the westerly one-half of Oar Avenue abutting the land of National Christian Missionary Convention closed by Metropolitan Counsel Bill Number 80-203.

NOW, THEREFORE, in consideration of the premises contained herein, the undersigned, AS SUCCESSOR TRUSTEE, does hereby grant, bargain, sell and convey to the said Professional Asset Management in Tennessee, Inc. in fee simple forever, the following described real property in Davidson County, Tennessee:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, said real property including Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and part of Lots No. 37, 38, 39, 40, 41, 63

and 64 in the Calhoun's Subdivision of Lots 20, 21, and 22 of the W. B. Lewis Property, as of record in Book 57, page 92, and including all of the portions of Bond Avenue, Orr Avenue and Alley #2068 closed by Metropolitan Council Bill #80-203, more particularly described as follows:

Beginning at an iron pin set at the intersection of the north right-of-way line of Rundle Avenue, formerly Davis Avenue, a 50 foot road, and the east right-of-way line of Orr Avenue, a 50 foot road; thence with the east right-of-way line of Orr Avenue, N 31° 41' 31" E, 391.21 feet to an iron pin set; thence crossing the end of Orr Avenue, N 58° 18' 29" W, 50.00 feet to an iron pin set; thence with the east boundary line of the property of National Christian Missionary Convention, as recorded in Deed Book 5922, page 422, Register's Office for said County, and the property of Cummings, Incorporated, The International Sign Service, ("Cummings, Inc."), described in Exhibit A as Parcel V, as recorded in Deed Book 6193, page 277, Register's Office for said County, N 31 41' 31" E, 77.02 feet to an iron pin set; thence with the east boundary line of Cummings, Inc., Parcel V, N 7° 28' 42" E, 113.48 feet to an iron pin set; thence with the south right-of-way line of Interstate 40, S 49° 57' 34 E, 197.33 feet to an existing concrete highway monument; thence S 9° 06' 42" W, 47.02 feet to an existing concrete highway monument; thence S 86° 40' 33" E, 70.66 feet to an existing concrete monument; thence S 46° 46' 28" E, 53.84 feet to an existing concrete highway monument; thence S 37° 42' 00" E, 367.09 feet to an existing concrete highway monument; thence S 11° 37' 26" W, 108.10 feet to an iron pin set; thence with the north right-of-way line of Rundle Avenue, N 83° 46' 52" W, 678.30 feet to the point of beginning and containing 215,133 square feet or 4.94 acres, more or less, as described on the survey by Ragan-Smith-Murphy & Associates, Inc., Job No. 87-136, dated September 2, 1987.

Being part of the same property conveyed to Rundle Avenue Associates, a Tennessee joint venture, between Cummings, Incorporated, The International Sign Service and Johnson Properties, Inc., by deed of record in Book 7402, page 153, Register's Office for Davidson County, Tennessee.

The above property description is substantially the same as the description in the prior deed of record.

THIS PROPERTY IS IMPROVED PROPERTY LOCATED AT: Northeast corner of Rundle Avenue and Orr Avenue (formerly 528 - 722 Rundle Avenue) and is now referred to as "Parcel #125" by the Tax Assessor's office.

TO HAVE AND TO HOLD said real estate unto the Grantee, its heirs and personal representatives, forever, in fee simple.

The sale was advertised, and this conveyance is made as Successor Trustee only, without covenants or warranties of title, either express or implied.

BK 8705 PG 482

IN WITNESS WHEREOF, the undersigned, has executed this Successor Trustee's Deed this 12 of August, 1992.

Don L. Smith
Successor Trustee

STATE OF TENNESSEE)
)SS
COUNTY OF DAVIDSON)

Personally appeared before me, Sue Ellen Murphy a Notary Public in and for said County and State, the within named Don L. Smith, SUCCESSOR TRUSTEE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of August, 1992.

Sue Ellen Murphy
Notary Public

My Commission Expires:

1-21-92

3764 3

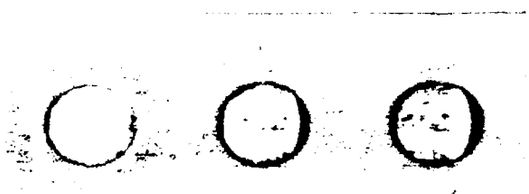
IDENTIFICATION REFERENCE

AUG 18 11 00 AM '92

DAVIDSON COUNTY, TN

PICK-UP

1613 08/18 0101 03CHECK 4457.00

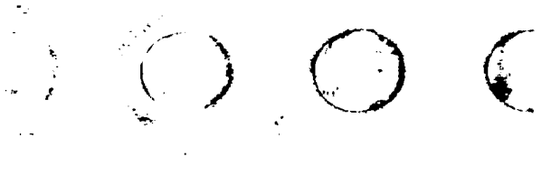


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8705 PAGE 483



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 1200000.00
CON TX 4440.00
PRFEE 1.00
WDEED 16.00
TOTAL 4457.00
CHECK 4457.00

08/18/92 01 16:02 0001 1613

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



3764:3

IDENTIFT REFERENCE

AUG 18 4 00 PM '92

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 561374