This Instrument Prepared By:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH (MTH)
Suite 600, 511 Union Street
Nashville, Tennessee 37219

NEW OWNERS:
STATE FARM INS. CO.
One State Farm Plaza
Bloomington, Illinois 61710
Attn: Investment Dept./Legal

SEND TAX BILL TO:
same

MAP & PARCEL
120-01
15.5

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust (the "Deed of Trust") dated December 7, 1972, and recorded in Book 4663, Page 796, in the Register's Office for Davidson County, Tennessee, Walter Reed Capps, Theodore H. Lightfoot and Jack Driver & Son, Inc. conveyed to Albert Wm. Johnson, Trustee, the hereinafter described property (the "Property") for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth, said Deed of Trust subsequently modified by Modification Agreements of record in Book 4828, page 446, and Book 4870, page 197, Register's Office of Davidson County, Tennessee; and

WHEREAS, said Deed of Trust was assigned to Dobson & Johnson, Inc., by Assignment of record in Book 4828, Page 442, Register's Office for Davidson County, Tennessee; and

WHEREAS, said Deed of Trust was further assigned to State Farm Life Insurance Company, by Assignment of record in Book 4828, Page 450, Register's Office of Davidson County, Tennessee; and

WHEREAS, the holder of the debt secured by the Deed of Trust appointed the undersigned ("Grantor") as Successor Trustee by instrument recorded in Book 8735, Page 345, said Register's Office; and

WHEREAS, default was made in the terms and conditions of the Deed of Trust, and the beneficiary requested said Matthew T. Harris, Successor Trustee, to advertise and sell the said Property under the terms and provisions of the Deed of Trust; and

WHEREAS, in pursuance of the request of said beneficiary, the Property was by the undersigned advertised for sale in conformity with the terms and provision of the Deed of Trust, by which advertisement the sale was appointed to be held on the 6th day of November, 1992, at the South door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the 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 was the successful bidder) at which sale, State Farm Life Insurance Company ("Grantee", whether one or more), being the highest and best bidder, became the purchaser of the Property at and for the sum of Seven Hundred Twelve Thousand, Six Hundred Twenty One and 27/100 Dollars ($712,621.27).

NOW THEREFORE, in consideration of the premises, the undersigned, Matthew T. Harris, as Successor Trustee, does hereby grant, bargain, sell and convey to the Grantee, subject to prior liens of record and applicable restrictions, lines and easements, in fee simple forever, the Property, described as being in the County of Davidson and State of Tennessee, to wit:

> Land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> A tract of land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 1 on the Subdivision Plan of The Oaks, as of record in Plat Book 4660, page 139, Register's Office of Davidson County, Tennessee, and more particularly described according to a survey by Barge, Waggoner, Sumner, and Cannon, Inc., dated September 29, 1972, as follows:
>
> Beginning at a point in the south margin of Vultee Drive, said point being 878.18 feet west of the northwest corner of Stardust Acres Subdivision, as of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee, is measured along the southerly margin of Vultee Drive; thence with the southerly margin of said Vultee Drive, south 89 degrees 9 minutes east, 215.00 feet to a point; thence southeasterly 39.27 feet with a curve to the right having a radius of 25 feet, and a central angle of 90 degrees to a point in the proposed west margin of Kermit Drive; thence southwesterly with the west margin of said Kermit Drive as follows: south 0 degrees 51 minutes west, 25.00 feet to a point; southerly 109.13 feet with a curve to the left having a radius of 305 feet and a central angel of 20 degrees 30 minutes to a point, southwesterly 313.21 feet with a curve to the right having a radius of 295 feet and a central angel of 60 degrees 50 minutes to a point, south 41 degrees 11 minutes west, 62.34 feet to a point; thence leaving said Kermit Drive north 48 degrees 49 minutes west 219.79 feet to a point; thence north 0 degrees 51 minutes east 356.30 feet to the point of beginning, containing 2.57 acres, more or less.
>
> Being the same property conveyed, Walter Reed Capps, Theodore H. Lightfoot and Jack Driver and Son, Inc., by deed from American Equity Developers, Inc., of record in Book 4662, page 973-974, said Register's Office, and a portion of the property subsequently conveyed to Associated Realty Investors/The Oaks, a North Carolina limited partnership by deed of record in Book 6224, page 307, said Register's Office.
>
> This is improved property known as The Oaks Office Complex, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said described real estate unto such Grantees, its successors and assigns, forever in fee simple.

Sale was advertised and made as Successor Trustee only, without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as Successor Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, Matthew T. Harris, Successor Trustee, has executed these presents this 6th day of November, 1992.

MATTHEW T. HARRIS
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of November, 1992, before me personally appeared Matthew T. Harris, to be known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office in Nashville, Tennessee, this 6th day of November, 1992.

Notary Public

My Commission Expires: 5/28/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $712,621.27.

Affiant

Sworn to and subscribed before me, this 6th day of November, 1992.

Notary Public

My Commission Expires: 5/28/95

621 1 4 2

IDENTIFICATION REFERENCE

Nov 6 2 57 PM '92

ELEX J. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

4334 11/06 0101 03CHECK 2649-62

N MTH16259 V1



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

RECEIVED OF _____

FOR _____

BOOK 8779 PAGE 897

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 712621.27
				CON TX 2636.62
				PRFEE 1.00
				WDEED 12.00
				TOTAL 2649.62
				CHECK 2649.62
			11/06/92 01	14:55 0001 4334

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 2 1: 4 2.

IDENTIFICATION REFERENCE

Nov 6 2 57 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 588177