Bot 3-1

SUCCESSOR TRUSTEE'S DEED

BOOK 8838 PAGE 918

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Maple Tree Properties, Inc. 1710 Magnolia Avenue Nashville, Tennessee	Dominion Bank of Middle Tennessee Attn: Frank E. Proffitt 150 Fourth Avenue North Nashville, TN 37219	104-12-348 22W 07200
This instrument prepared by: Boult, Cummings, Conners & Berry (CSS) P.O. Box 198062, Nashville, Tennessee 37219		

WHEREAS, Belmont Plaza Associates, by Deed of Trust (the "Deed of Trust") dated May 14, 1980, transferred and conveyed to W. Neill Fox, Trustee, the property described in Exhibit A hereto (the "Property") (the Deed of Trust being of record in Book 5602, page 422, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 8812, page 790, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock (noon), January 8, 1993, at the Davidson County Courthouse, Nashville, Tennessee, when and where Maple Tree Properties, Inc. ("Grantee"), became the last and highest bidder for cash at the price of Three Million Nine Thousand Six Hundred and No/100 Dollars ($3,009,600.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property 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.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful

claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Easement for all utilities lying within boundaries as shown on survey made by Michael V. Holmes Co., dated December 19, 1975.

3. Easements and other rights as more fully described in Sections 2 and 3 of Bill No. 75-1273 Metropolitan County Council and Bill No. 77-479.

4. Any and all other prior restrictions, encumbrances, or liens of any nature including without limitation the right(s) of redemption of any taxing authority.

Words used herein indicating number or gender shall be read as context may require.

Dated this 8th day of January, 1993.

Charles S. Sanger

CHARLES S. SANGER, as Successor Trustee, and not otherwise

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Karen T. Byrd, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of January, 1993.

Karen T. Byrd

Notary Public

My Commission Expires: 11-26-94

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,009,600.00.

AFFIANT

Subscribed and sworn to before me this 8th day of January, 1993.

Notary Public

My Commission Expires: 11-26-94

wp/cssstdcss

EXHIBIT A

Land in Davidson County, Tennessee being part of Lots Nos. 48, 49 and 50, all Lots Nos. 51, 52 and 53 on the Plan of Belmont Park Company's Addition, as of record in Book 57, page 156, Register's Office for said County, a part of the Belmont College property, a part of Alley No. 919 closed by Bills Nos. 75-1273 and 77-479 and a part of Belmont Boulevard closed by Bills Nos. 75-1273 and 77-461, Metropolitan City Council, described together according to a survey made December 19, 1975, as amended by Michael V. Holmes Company, as follows:

Beginning at an iron pin in the northerly margin of Acklen Avenue 170 feet east from the easterly margin of 18th Avenue South, as measured along the northerly margin of Acklen Avenue; thence with the centerline of now closed Alley No. 919, North 7 deg. 04' 13" East, 190.64 feet to the southerly margin of Magnolia Blvd.; thence with the southerly margin of Magnolia Blvd. with a curve to the left (Radius 2866.0), northeasterly a distance of 223.87 feet to an iron pin at the end of said curve and having a chord bearing and distance of North 56 deg. 13' 55" East 223.81 feet; thence continuing with the southerly margin of Magnolia Blvd. North 53 deg. 59' 50" East 90.89 feet to an iron pin; thence leaving the southerly margin of Magnolia Blvd., South 7 deg. 10' 44" West 403.03 feet to an iron pin; thence with a line (the extension of the northerly margin of Acklen Avenue) North 81 deg. 57' 41" West, 65.0 feet to a point at the intersection of the northerly margin of Acklen Avenue and the westerly margin of Belmont Blvd.; thence continuing with the northerly margin of Acklen Avenue, North 81 deg. 57' 41" West, 170.0 feet to the point of beginning and containing 1.59 acres, more or less.

Being the same property conveyed to Plaza Investors, Ltd. from A. Harrison Johnson, Jr., Trustee by Quitclaim Deed of record in Book 8027, page 603, Register's Office for Davidson County, Tennessee.

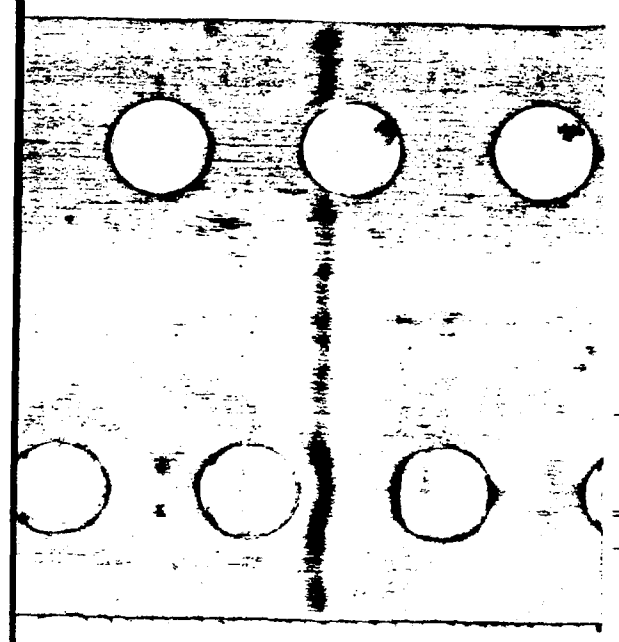
82021

IDENTIFT REFERENCE

JAN 12 2 27 PM '93

DAVIDSON COUNTY, TN

5221 01/12 0101 03CHECK 11152.52



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

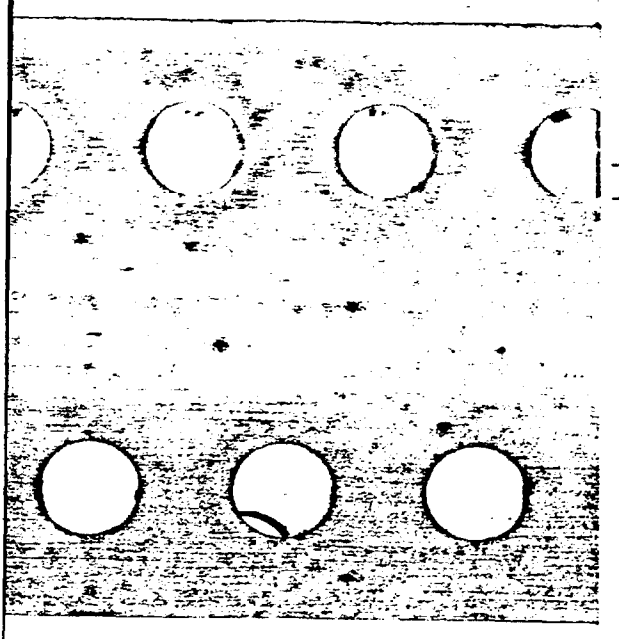
RECEIVED OF _____

FOR _____

BOOK 8838 PAGE 922

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	
			3009600.00	
			CON TX	11135.52
			PRFEE	1.00
			WDEED	16.00
			TOTAL	11152.52
			CHECK	11152.52
01/12/93	01		14:25 0001	5221



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.20,21

IDENTIFICATION REFERENCE

JAN 12 2 27 PM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 609993