THIS INSTRUMENT PREPARED BY AND RETURNABLE TO:
ANITA I. LOTZ
McDONNELL BOYD
1200 UNION PLANTERS BANK BLDG.
67 MADISON AVENUE
MEMPHIS, TENNESSEE 38103

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DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this 19th day of ~~January~~, 1993, by and between TROUSDALE BUSINESS CENTER PARTNERS, a Tennessee general partnership composed of Stephen O. Hewlett, Horrell Investments (a Tennessee general partnership composed of Stephen H. Horrell and John W. Horrell), and FJ&S Investments (a Tennessee general partnership composed of Fred T. Horrell, John W. Horrell and Stephen H. Horrell), (herein "Grantor"), and UNION PLANTERS NATIONAL BANK, a national banking association (herein "Grantee").

WITNESSETH:

That for the consideration hereinafter expressed Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Lot 2, Dorothy R. Norton Property, as shown on plat recorded in Plat Book 6250, page 273, the Register's Office of Davidson County, Tennessee, and more particularly described as follows:

> Beginning at an iron rod on the westerly margin of Trousdale Drive, said iron rod being the northeasterly corner of Lot 248 as shown on the plat of Crieve Hall Estates, Section Three, recorded in Book 2133, page 59, in the Register's Office of Davidson County, Tennessee, said iron rod also being the southeasterly corner of the property described herein; thence North 89 degrees 38' 25" West, 394.88 feet to a concrete monument; thence North 89 degrees 33' 32" West, 41.88 feet to an iron rod; thence North 10 degrees 27' 49" East, 441.80 feet to a point; thence South 79 degrees 13' 38" East, 430.00 feet to a point on the westerly margin of Trousdale Drive; thence with said drive South 10 degrees 27' 49" West, 362.92 feet to the point of beginning, containing 3.97 acres, more or less.

This is the same real estate conveyed to the Grantor by Warranty Deed recorded in Book 6903, page 302, and Quit Claim Deed recorded in Book 7331, page 229, both in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

The undersigned covenant that they are all of the partners of Trousdale Business Center Partners, a Tennessee general partnership.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons; and that the same is unencumbered except for the lien of 1992 county taxes; covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title as set for in instrument recorded in Book 6520, page 828 and as amended by instrument recorded in Book 6625, page 506, both in the Register's Office of Davidson County, Tennessee; easement recorded in Book 8002, page 65 in said Register's Office; right-of-way easements recorded in Book 3286, page 449 and in Book 3286, page 453, in said Register's Office.

The consideration for this conveyance is as follows: Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged and the credit to Grantors of the amount of $1,400,000.00 as payment in full of that certain indebtedness secured by Construction and Permanant Loan Deed of Trust recorded in Book 6905, page 663, in the Register's Office of Davidson County, Tennessee.

This deed is an absolute conveyance, the Grantor having sold the aforedescribed real estate to the Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the aforementioned Deed of Trust executed by Grantor, as Mortgagor, to Vaden Lackey, Jr., as Trustee, in Book 6905, page 663, in the Register's Office of Davidson County, Tennessee and the note secured thereby.

Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this deed between Grantor and Grantee with respect to the aforedescribed real estate.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees," respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature(s) of the Grantor on the day and year first above written.

TROUSDALE BUSINESS CENTER PARTNERS

By: _____
Stephen O. Hewlett, Partner

BY: HORRELL INVESTMENTS, PARTNER

By: _____
Stephen H. Horrell, Partner

By: _____
John W. Horrell, Partner

BY: FJ&S INVESTMENTS, PARTNER

By: _____
Fred T. Horrell, Partner

By: _____
John W. Horrell, Partner

By: _____
Stephen H. Horrell, Partner

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Stephen O. Hewlett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person) and who, upon oath, acknowledged himself to be a partner of Trousdale Business Center Partners, the within named bargainor, a Tennessee general partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained by subscribing the name of the general partnership by himself as partner.

WITNESS my hand and Notarial Seal at office this 19th day of ~~January~~ Feb., 1993.

Notary Public

My Commission Expires:

12/8/95

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Stephen H. Horrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person) and who, upon oath, acknowledged himself to be one of the general partners of each of Horrell Investments and FJ&S Investments, both Tennessee general partnerships, two of the partners of Trousdale Business Center Partners, the within named bargainor, a Tennessee general partnership, and that he executed the foregoing instrument for the purposes therein contained by subscribing the name of the general partnership by Horrell Investments and FJ&S Investments, by himself as one of the general partners of each.

WITNESS my hand and Notarial Seal at office this 19th day of ~~January~~ Feb., 1993.

Notary Public

My Commission Expires:

12/8/95

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STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John W. Horrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person) and who, upon oath, acknowledged himself to be one of the general partners of each of Horrell Investments and FJ&S Investments, both Tennessee general partnerships, two of the partners of Trousdale Business Center Partners, the within named bargainor, a Tennessee general partnership, and that he executed the foregoing instrument for the purposes therein contained by subscribing the name of the general partnership by Horrell Investments and FJ&S Investments by himself as one of the general partners of each.

WITNESS my hand and Notarial Seal at office this 19th day of ~~January~~ Feb., 1993.

Notary Public

My Commission Expires:

12/2/95

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Fred T. Horrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person) and who, upon oath, acknowledged himself to be one of the general partners of FJ&S Investments, a Tennessee general partnership, one of the partners of Trousdale Business Center Partners, the within named bargainor, a Tennessee general partnership, and that he executed the foregoing instrument for the purposes therein contained by subscribing the name of the general partnership by FJ&S Investments by himself as one of the general partners.

WITNESS my hand and Notarial Seal at office this 19th day of ~~January~~ Feb., 1993.

Notary Public

My Commission Expires:

12/2/95

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $1,400,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of ~~January~~ Feb., 1993.

Notary Public

CAROLYN T. CURRY NOTARY PUBLIC

My commission expires:

12/2/95

Property Address: 4825 Trousdale Drive

Tax Parcel Nos. 146-8-196 and 199

Mail tax bills to: Union Planters National Bank
P. O. Box 470
Memphis, Tennessee 38101

State Tax	$_____
Register's Fee	$ 1.00
Recording Fee	$_____
Total	$_____

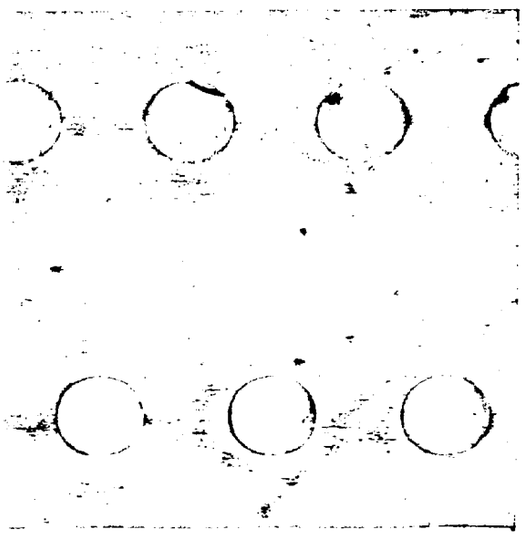
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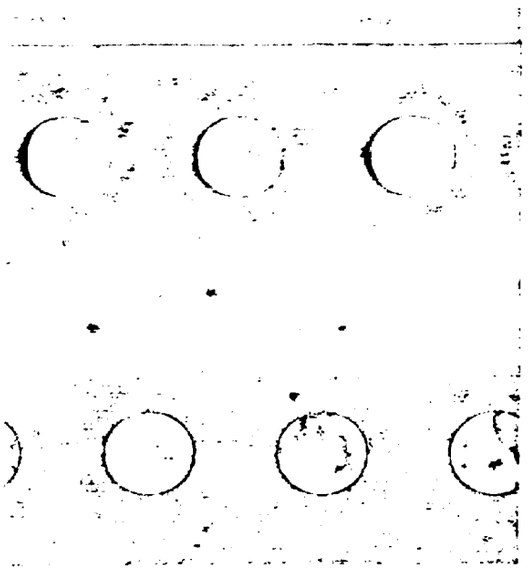
JC19 02/08 0101 03CHECK 5201.00

98183

CROSS REFERENCE

MAIL ENV.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
1400000.00
CON TX 5130.00
PR-FEE 1.00
ADDED 20.00
[illegible] 5201.00
[illegible] 5201.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03 MAR 93 01 09:06 0001 0069

98183

IDENTIFICATION REFERENCE

MAR 0 3 '93

DAVIDSON COUNTY, TN

No. 627626