Name and address of new owner:
Bexley Ventures,
a partnership
P.O. Box 1091
Hendersonville, TN 37077

Send tax bills:
Same

Prepared by:
David W. McMackin
McMACKIN, GARFINKLE,
McLEMORE & WALKER
P.O. Box 198947
Nashville, TN 37219

Map No. 59-12-16
Parcel No. 13DA22950

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated March 7, 1979, recorded in Book 5405, page 547, Register's Office, Davidson County, Tennessee, Alma Butler conveyed to R. Vance Allred, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated September 28, 1992, and recorded in Book 8774, page 655, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of February 11, 18, and 25, 1993, stating that on March 5, 1993, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said

Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Bexley Ventures, a partnership comprised of Cambridge Properties, Inc., and The Dennis R. Mercer Family Trust for $26,000.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Bexley Ventures, a partnership comprised of Cambridge Properties, Inc., and The Dennis R. Mercer Family Trust (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 256 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, pages 45 and 46, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Bessie Hart by deed from Capitol Properties, a joint venture composed of Lincoln Funding Corporation and Robert F. Lance, of record in Book 6624, page 897, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 605 Maclaurin Court, Nashville, Tennessee 37207.
>
> The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 5th day of March, 1993.

D.W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 5th day of March, 1993.

Keri Wilson
Notary Public

My Commission Expires: 1-25-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $26,000.00.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 5th day of March, 1993.

Keri Wilson
Notary Public

My Commission Expires: 1-25-97

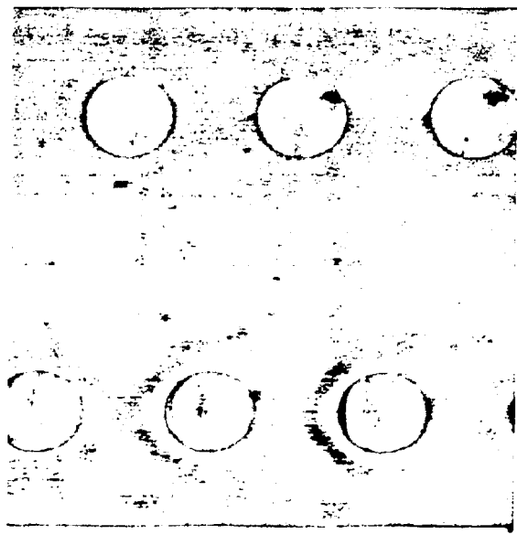
98485

FOR NOTARY REFERENCE

MAR 8 2 15 PM '93

DAVIDSON COUNTY, TN

3139 03/08 0101 03CHECK 109.20



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

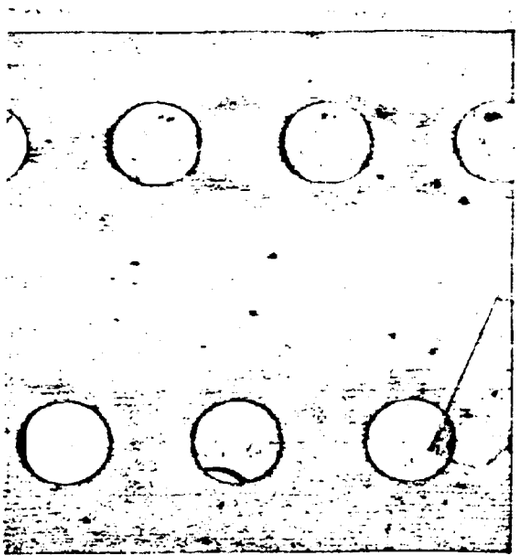
RECEIVED OF _____

FOR _____

BOOK 8882 PAGE 842

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	26000.00
CON TX	96.20
PRFEE	1.00
TDEED	12.00
TOTAL	109.20
CHECK	109.20

~~03/08/93 01 1/1NF 0001 0409~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98485

IDENTIFICATION REFERENCE

MAR 8 2 15 PM '93

DAVIDSON COUNTY, TN

No. 627965