THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, Esq.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

BOOK 8912 PAGE 229

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Rogers Group, Inc. 421 Great Circle Road Nashville, Tennessee 37202	Same	Map 118-4 Parcel 95

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated May 29, 1987, of record in Book 7253, Page 654, Register's Office for Davidson County, Tennessee, (hereinafter referred to as "Deed of Trust") Hillside Associates, a Tennessee general partnership, conveyed to Russell M. Oldfield, Trustee, the hereinafter described real estate (hereinafter referred to as the "Property") to secure the payment of an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust (hereinafter referred to as the "Note"); and

WHEREAS, default having occurred in the payment of the Note and Deed of Trust, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of an instrument of record in Book 8786, Page 161, Register's Office for Davidson County, Tennessee, appointed W. Lee Corbett, Substitute Trustee, in the place and stead of Russell M. Oldfield; and

WHEREAS, the owner and holder of the indebtedness directed W. Lee Corbett, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, W. Lee Corbett, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on March 24, 1993, at the front (south) door of the Courthouse in Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which were expressly waived in the Deed of Trust; and the advertisement of sale was duly published in The Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on February 12, March 4, and March 11, 1993; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Rogers Group, Inc. was the highest and best bidder;

NOW, THEREFORE, the undersigned, W. Lee Corbett, Substitute Trustee, pursuant to the bid of Rogers Group, Inc., acknowledges receipt of the sum of One Hundred Eighty Thousand and No/100 Dollars ($180,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Rogers Group, Inc., a Tennessee corporation (hereinafter referred to as the "Grantee"), its successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a portion of Reserve Parcel A of Fairground Commercial Park, Section Two of record in Plat Book 6250, Page 394, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Russell M. Oldfield, Trustee (the "Trustee") and his successors in trust, by deed of record in Book 7253 Page 654, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin set on the southerly margin of Fairground Court; said point of beginning being the Northwest corner of this tract and also being the Northeast corner of Lot 3 of Fairground Commercial Park Section Two of record in Book 6250, Page 394, R.O.D.C., Tn.; thence with the southerly margin of said Fairground Court and a curve to the left having a radius of 687.89' and a long chord of 150.00'; said chord having a bearing S89°24'29"E a distance along the curve of 150.30' to an iron pin; thence continuing with the southerly margin N84°19'57"E 18.86' to an iron pin; thence with a curve to the right having a radius of 50.00' and a long chord of 35.36'; said chord having a bearing of S74°57'45"E a distance along the curve of 36.14' to an iron pin; thence with a curve to the left having a radius of 50.00' and a long chord of 29.55'; said chord having a bearing of S71°26'46"E a distance along the curve of 30.00' to an iron pin; thence leaving the margin of said Fairground Court S17°14'21"W 234.69' to an iron pin; thence with the line of Melrose Heights Subdivision of record in Book 1835, page 11 R.O.D.C., Tn. the following two calls: N76°40'26"W 167.75' to an iron pin; thence N56°27'49"W 61.05' to an iron pin; thence leaving said Melrose Heights Subdivision and with the line of said Lot No. 3 N17°14'21"E 178.02' to the point of beginning containing 1.136 acres more or less.

ALSO, Beginning at a point on the westerly margin of Waycross Drive, said point of beginning being the Southeast corner of this tract and also being the Northeast corner of the Russwurm Subdivision of record in Book 547, page 114, Register's Office, Davidson County, Tennessee; thence leaving Waycross Drive and with said Russwurm Subdivision N84°11'36"W 332.41' to a point; thence S08°11'34"W 20.01' to a point; thence leaving said Russwurm Subdivision and with Melrose Heights Subdivision of record in Book 1835, page 11 R.O.D.C., Tn. N76°40'26"W 115.40' to an iron pin; thence leaving said Melrose Heights Subdivision and with Lot No. 4 N17°14'21"E 234.69' to an iron pin set on the southerly margin of Fairground Court; thence with the margin of said Fairground Court and with a curve to the left having a radius of 50.00' and a long chord of 91.23', said chord having a bearing of N25°32'43"E a distance along the curve of 114.88' to an iron pin; thence leaving said Fairground Court N49°44'13"E 110.00' to an iron pin; thence N08°55'00"W 280.85' to an iron pin; thence with the line of Russwurm Heights, Section 2 of record in Book 2083, page 101, R.O.D.C., Tn. S58°18'49"E 269.18' to an iron pin on the westerly margin of Waycross Drive; thence with the margin of Waycross Drive the following calls; S08°27'34"E 117.73' to an iron pin; thence S08°38'42"E 204.14' to an iron pin; thence with a curve to the right having a radius of 20.00' and a long chord of 28.28', said chord having a bearing of S36°57'25"W a distance along the curve of 31.41' to an iron pin; thence S09°04'51"E 49.91' to an iron pin; thence with a curve to the right having a radius of 20.00' and a long chord of 28.28', said chord having a bearing of S53°45'09"E a distance along the curve of 31.41' to an iron pin; thence S09°25'00"E 5.15' to an iron pin; thence with a curve to the right having a radius of 474.36' and a long chord of

104.82', said chord having a bearing of S03°04'24"E a distance along the curve of 105.04' to an iron pin; thence S03°15'23"E 6.00' to an iron pin; thence S01°49'51"W 31.44' to the point of beginning, containing 4.228 acres more or less.

Included in the above-described property but EXPRESSLY EXCLUDED from this description are the following tracts of land:

Tract I

A parcel of land situated in Nashville, Davidson County, Tennessee more particularly described as follows:

Beginning at a point situated in the southerly right-of-way of Fairgrounds Court, said point being the northeast corner of Lot Three Fairground Commercial Park and the northwest corner of the property herein described;

Thence, along said right-of-way and around a curve to the left having a central angle of 12°31'08", a radius of 687.89 feet, a total length of 150.30 feet to a point;

Thence, N 84°19'43" E, a distance of 18.86 feet to a point;

Thence, around a curve to the right having a central angle of 41°24'36", a radius of 50.00 feet, a total length of 36.14 feet to a point;

Thence, around a curve to the left having a central angle of 77°04'06", a radius of 50.00 feet, a total length of 67.25 feet to a point;

Thence, leaving said right-of-way, S 33°12'31" E, a distance of 310.34 feet to a point;

Thence, N 84°13'26" W, a distance of 160.24 feet to a point;

Thence, S 8°14'00" W, a distance of 20.01 feet to a point;

Thence, N 76°40'25" W, a distance of 283.15 feet to a point;

Thence, N 56°22'29" W, a distance of 60.56 feet to a point;

Thence, N 17°19'37" E, a distance of 178.46 feet to the point of beginning and containing 2.004 acres of land more or less.

Tract II

Being Lot 2-A on the Resubdivision of Lot 2, Hillside Professional Plaza, of record in Book 7900, page 340, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point, said point being in the margin of Fairground Court at the common corner of Lot One Fairground Commercial Park, of record in Plat Book 5200, Page 74, R.O.D.C., Tennessee and Lot 2-A, Hillside Professional Plaza of record in Plat Book 7900, Page 340, R.O.D.C., Tennessee;

Thence, in 49°44'07" E, a distance of 110.00 feet to a

point;

Thence, N 08°55'00" W, a distance of 280.85 feet to a point;

Thence, S 58°18'52" E, a distance of 269.18 feet to a point, in the westerly margin of Waycross Drive;

Thence, with said road, S 08°27'31" E, a distance of 106.68 feet to a point;

Thence, leaving said road, S 56°00'00" W, a distance of 104.31 feet to a point;

Thence, S 68°00'00" W, a distance of 201.51 feet to a point in the margin of the cul-de-sac of Fairground Court;

Thence, around a curve to the left, said curve having a central angle of 40°06'11", a radius of 50.00 feet, a length of 35.00 feet, and a tangent of 18.25 feet to the point of beginning, and containing 1.211 acres of land more or less.

Being the same property conveyed to Steve Asbury by deed from Hillside Associates of record in Book 7681, Page 22, Register's Office for Davidson County, Tennessee. The foregoing description is taken from prior deeds.

The street address of the Property is:
525 Fairground Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and W. Lee Corbett, Substitute Trustee, does hereby transfer, assign, and set over unto Grantee, all of his right, title and interest in the said property as Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, the said W. Lee Crobett, Substitute Trustee, has executed this instrument on this the 6th day of April, 1993.

W. Lee Corbett
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Paula V. Fleming, a Notary Public in and for said County and State, the within-named W. Lee Corbett, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 6th day of April, 1993.

Paula V. Fleming
Notary Public

My Commission Expires: 11-27-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Affiant

Subscribed and sworn to before me, this the 6 day of April, 1993.

Notary Public

My Commission Expires: 12-7-93

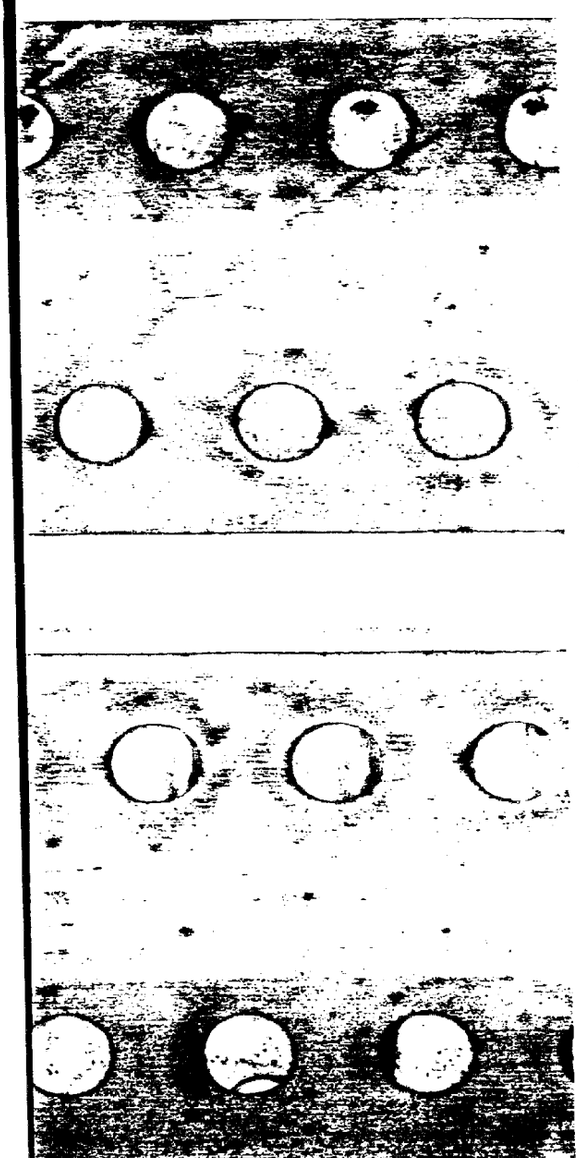
RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

08098

REFERENCE

APR 9 8 23 AM '93

3733 04/09 0101 03CHECK 687.00



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

RECEIVED OF _____

FOR _____

BOOK 8912 PAGE 234

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	
				180000.00
			CON TX	666.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	687.00
			CHECK	687.00
04/09/93	01		08:22 0001	3733

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08098

IDENTIFICATION REFERENCE

APR 9 8 23 AM '93

DAVIDSON COUNTY, TN

No. 638516