TRUSTEE'S DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL:
Barbara Barton Gordon Austin 960 Martin Behrman Walk Metarie, Louisiana 70005	Same	040 00 055, 056, 057, 170

WHEREAS, by Tennessee Deed of Trust, dated February 12, 1988, of record in Book 7468, Page 844, Register's Office of Davidson County, Tennessee, I-24 Northwest Partners conveyed certain real property in Nashville, Davidson County, Tennessee described on attached Exhibit "A", which is herein incorporated by reference ("the property") to William Weems, Trustee and his successor in trust, to secure the payment of a promissory note; and

WHEREAS on the 9th day of December, 1991, I-24 Northwest Partners did execute an amended deed of trust securing the same indebtedness owing to Barbara Barton Gordon Austin wherein Irwin Venick was named Trustee which amended deed of trust is recorded in Book 8518, Page 138, Register's Office for Davidson County; and

WHEREAS, the aforementioned Deed of Trust contains powers in the Trustee and his successors in trust to sell the property in the event of a default in connection with the indebtedness secured thereby; and

WHEREAS, the indebtedness was not paid in accordance with the terms of said Deed of Trust and default in the payment thereof was declared; and

WHEREAS, the holder and lawful owner of the indebtedness under said Deed of Trust duly appointed Irwin Venick, as Successor Trustee, in the place and stead of William Weems, Trustee, who is vested with all the rights, powers and privileges of the Original Trustee named in said Deed of Trust, and said appointment of Substitute Trustee was duly noted in Book 8945, Page 854, Register's Office of Davidson County, Tennessee; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness, the Successor Trustee gave notice of the time and place of sale, all in accord with the Deed of Trust and the laws of Tennessee by publishing an advertisement for twenty-one (21) consecutive days in the Nashville Business Journal, a newspaper of general circulation, and published in Nashville, Davidson County, Tennessee, said notice being first published on May 24, 1993, and thereafter published on May 31 and June 7, 1993 with said Notice of Sale advertising the sale of the property to be held on Wednesday, June 9, 1993 at 12:00 Noon; and

WHEREAS, on Wednesday, June 9, 1993 at 12:00 Noon at the South Door of the Davidson County Courthouse in Nashville, Tennessee being the time and place fixed in said notice, the property was offered for sale at public outcry to the highest bidder for cash (or credit upon the indebtedness secured if the lawful owner and holder (or agent) thereof was the successful purchaser) and in bar of all equities of redemption, homestead, downer, and all other rights or exemptions of every kind, as provided in, but only to the extent provided in said Deed of Trust, and subject to any and all unpaid taxes that may be a lien against the property and subject to

any and all other liens and all other matters which take priority over said Deed of Trust; and the Successor Trustee having received a bid of Four Hundred Thirty One Thousand Dollars ($431,000.00) which bid was the last, highest and best bid, and payment having been made by credit upon the indebtedness, the receipt of which is hereby acknowledged.

NOW THEREFORE, in consideration of the foregoing and the sum bid and paid as herein provided, I, Irwin Venick, Successor Trustee, do hereby bargain, sell, transfer, convey "the Property" upon Barbara Barton Gordon Austin, her successors and assigns ("Grantee").

TO HAVE AND TO HOLD the property, together with the estate, title and interest and all hereditaments, easements, appurtenances and improvements thereto belonging, to the Grantee in fee simple absolute, free from homestead, dower, the equity of redemption, and all other rights or exemptions of every kind of the Grantor as provided, in said Deed of Trust, and subject to any and all liens, easements, encumbrances, property taxes, statutory right of redemption, if any, and other matters that are prior in right to the lien of the Deed of Trust.

IN WITNESS WHEREOF, I, Irwin Venick, Successor Trustee, have set my hand this 29 day of June, 1993.

IRWIN VENICK, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named IRWIN VENICK, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 29 day of June, 1993.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My commission expires: 5/25/96

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $431,000.00.

AFFIANT

Sworn to and subscribed before me this 29 day of June, 1993.

Notary Public

My Commission Expires: 5/25/96

This Instrument Prepared By:

WOODS & VENICK
A Professional Law Association
121 Seventeenth Avenue South
Nashville, Tennessee

Three tracts of land situated in the Tenth (10th), formerly the Twenty-Second (22nd) Civil District of Davidson County, Tennessee, described as follows:

TRACT NO. 1. BEGINNING at a point in the center of Old Hickory Boulevard, the northwesterly corner of the tract herein conveyed and the easterly line of a tract of land owned by James A. True, et al; thence south 11 degrees east 2191.3 feet to a stake in the south line of the original True tract; thence south 70 degrees east 1154 feet to a point, the southeasterly corner of the tract herein conveyed; thence north 1 degree east 434 feet to a stake 7 feet west of an elm tree; thence north 76 degrees west 86 feet to a point at a post; thence north 1 degree west 1632 feet to a point in the center of Whites Creek; thence north 2 degrees 15 feet east 684 feet to a point in the center of Old Hickory Boulevard, thence with the center of Old Hickory Boulevard, westerly 1438 1/2 feet, more or less, to the point of beginning, containing 70 acres, more or less.

TRACT NO. 2. Being described according to a survey made by John Wilkes, County Surveyor, January 27, 1945, as follows: BEGINNING at a point at an iron pin in the center of Old Hickory Boulevard in M.P. Cartwright's easterly line of the property conveyed to him by deed of record in Book 1101, Page 543, Register's Office for said County, thence south 8 degrees east crossing Little Creek of Whites Creek at 900 feet, 2103 feet to an iron pin at Bennett's line; thence south 70 degrees east 217 1/2 feet to a stone (southwest corner of Betty Belle Mullins' tract); thence north 11 degrees west 2221 feet to the center line of Old Hickory Boulevard, thence south 80 degrees 68 feet to the beginning, containing 6.09 acres, more or less.

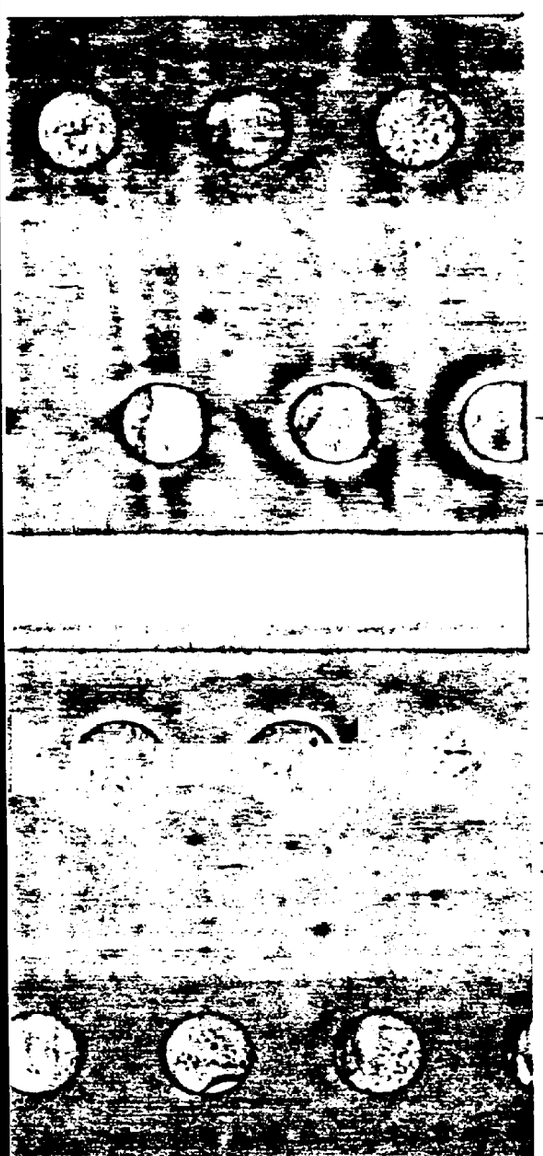
TRACT NO. 3. BEGINNING at a buckeye and white oak, a corner of Henry H. Marshall's land and 82.5 feet east of the southwest corner of this tract; thence east 2227.5 feet to a stake on top of the ridge, formerly R.J. Hutchison's corner; thence with his line north 64 degrees west 528 feet, north 39 degrees west 429 feet, north 46 degrees west 264 feet, north 19 degrees west 412.5 feet, north 75 degrees west 594 feet, north 63 degrees west 280.5 feet, south 78 degrees west 346.5 feet, north 77 degrees west 214.5 feet to the said Hutchison's corner in Henry H. Marshall's old east line; thence with said line south 66 feet to his corner; thence with his line east 49.5 feet to another of his corners; thence with his line south 633.6 feet to a stake; thence north 71 1/4 west 1425.6 feet; thence south 1 degree west 30 feet; thence south 71 1/4 east 1425.6 feet; thence south 1 degree west 656.4 feet; thence east 82.5 feet to the beginning.

Said property is conveyed subject to all restrictions of record and all unpaid taxes.

BEING the same property conveyed to I-24 NORTHWEST PARTNERS, a Tennessee Joint Venture by deed from Barbara Barton Gordon Austin, et al, of record in Book 7468, Page 944, Register's Office of Davidson County, Tennessee.

EXHIBIT A

36763
IDENTIF. ↑ REFERENCE
93 JUL -1 PM 2:05
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
9268 07/01 0101 03CHECK 1611.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9001 PAGE 280

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 431000.00
				CON TX 1594.70
				PRFEE 1.00
				WDEED 16.00
				TOTAL 1611.70
				CHECK 1611.70
			07/01/93 01	14:06 0001 9268

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36763
IDENTIF. ↑ REFERENCE

93 JUL -1 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 669745