SUCCESSOR TRUSTEE'S DEED AND QUITCLAIM BILL OF SALE

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
PNC Realty Holding Corp. of Georgia c/o PNC Realty Holding Corp. Fifth Avenue and Wood Street Pittsburgh, PA 15265 Attn: Property Management Department	34-2-102	NEW OWNER
This instrument prepared by: Boult, Cummings, Conners & Berry 414 Union Street, P.O. Box 198062, Nashville, TN 37219		

WHEREAS, NAPCO, Inc., by Deed of Trust and Security Agreement (the "Deed of Trust") dated as of December 27, 1990, transferred and conveyed to Larry Goins, Trustee, the property described in Exhibit A hereto (the "Property") (the Deed of Trust being of record in Book 8265, page 208, 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 9078, page 259, 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), Thursday, October 7, 1993, at the Davidson County Courthouse, Nashville, Tennessee when and where PNC Realty Holding Corp. of Georgia ("Grantee"), became the last and highest bidder for cash at the price of Eight Hundred Thousand and 00/100 Dollars ($ 800,000.00).

NOW, THEREFORE, in her 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, Andrea C. Barach, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

82724/KTB
078175-003/ 10/6/93

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in her capacity as Successor Trustee, and not otherwise, has the power to convey the same.

The Successor Trustee, in her capacity as such and not otherwise, hereby further conveys to the Grantee the following described personal property in as full and complete manner as the undersigned, in her capacity as Successor Trustee, and not otherwise, has the power to convey the same:

> All of the rights of NAPCO, Inc. in and to all fixtures and articles of personal property now owned by NAPCO, Inc. and attached to or contained in and used in connection with the Property and improvements, including but not limited to, all furniture, apparatus, machinery, motors, elevators, fittings, carpeting and other furnishings, and all plumbing, heating, lighting, ventilating, incinerating, air-conditioning, central energy and sprinkler equipment and fixtures and appurtenances thereto.

The Property and the personal property described above are collectively referred to herein as the "Premises."

Andrea C. Barach, as Successor Trustee, and not otherwise, warrants the title to the Premises to the Grantee and Grantee's heirs or successors and assigns, only against the lawful claims of all persons claiming by, through or under him. The Premises is sold "as is" and the Successor Trustee does not make any warranty as to the quantity or quality thereof. WITHOUT LIMITING THE FOREGOING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE IS HEREBY WAIVED.

The Premises are sold subject to the following:

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

2. Plan of record in Book 6900, page 368, said Register's Office.

3. Easement as set forth in that instrument of record in Book 7246, page 187, and as re-recorded in Book 7836, page 844.

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 7th day of October, 1993.

Andrea C. Barach, 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 Andrea C. Barach, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of October, 1993.

Notary Public

My Commission Expires: 11-26-94

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ [illegible].

AFFIANT

Subscribed and sworn to before me this 7th day of October, 1993.

Notary Public

My Commission Expires: 11-26-94

71879

IDENTIFICATION REFERENCE

93 OCT -7 PM 12:34

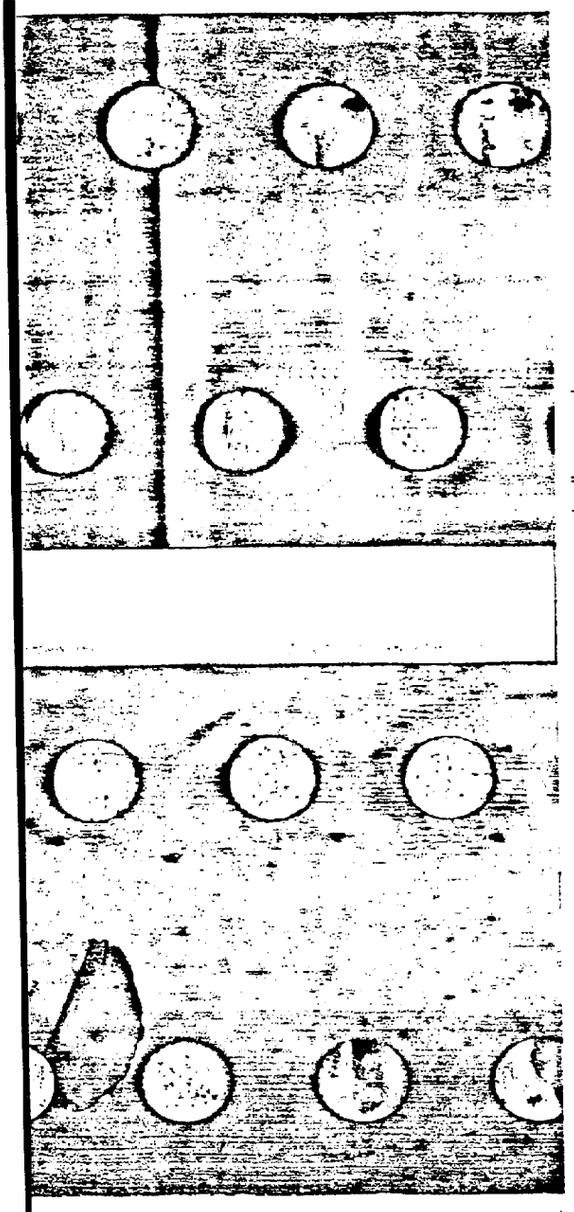
82724/KTB
078175-003/ 10/6/93

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 3, on the plan of Rivergate Place, as shown on plat of record in Plat Book 6900, Page 368, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the property conveyed to NAPCO, Inc., by Deed of Record dated December 27, 1990, in Book 8265, Page 204, Register's Office for Davidson County, Tennessee.

9436 10/07 0101 03CHECK 2977.00



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

RECEIVED OF _____

FOR _____

BOOK 9103 PAGE 582

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 800000.00
				CON TX 2960.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 2977.00
				CHECK 2977.00
10/07/93	01			12:36 0001 9436

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71879
IDENTIFICATION REFERENCE

93 OCT -7 PM 12:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 707326