This instrument prepared by:
Farris, Warfield & Kanaday
Suite 1900,
Third National Financial Center
424 Church Street
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel No.: 81-10-369
The Barrington Group 3600 Echo Lane Nashville, TN 37208	Same	Field Book No: 08DA-05508

TRUSTEE'S DEED

This instrument is made and entered into on this the 19th day of October, 1993, by William B. Drescher, Trustee (hereinafter referred to as the "Trustee").

WHEREAS, by Deed of Trust, Security Agreement and Fixture Filing (Construction Mortgage) dated the 13th day of January, 1989, of record in Book 7751, page 964, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Business Cents, Ltd. conveyed to William B. Drescher, Trustee, the hereinafter described real estate, to secure payment to Third National Bank in Nashville of a certain indebtedness described in the Deed of Trust (the "Indebtedness"); and

The Indebtedness and the Deed of Trust have been conveyed by Third National Bank in Nashville to The Barrington Group by instrument of record in Book 8985, page 53, said Register's Office: and

WHEREAS, the Indebtedness became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the Indebtedness secured by the Deed of Trust declared the Deed of Trust to be in default, but following notice the default was not cured; and

WHEREAS, the lawful holder of the Indebtedness, The Barrington Group, directed the Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Trustee caused notice to be published in The Nashville Record that the property would be sold at 11:30 a.m. on October 19, 1993, at the south door of the Davidson County Courthouse in Nashville, Tennessee, such advertisement appearing in said paper on September 23, 1993, September 30, 1993 and October 7, 1993; and

WHEREAS, the Trustee at the time, place and date specified in said notices convened the sale and then adjourned the sale until 1:00 p.m. at the site and at that time reconvened the sale and offered the property for sale, and after opening the floor for competitive bids, sold said property to The Barrington Group , at the price of Two Hundred Ten Thousand Dollars ($ 210,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, William B. Drescher, Trustee as aforesaid, in consideration of the premises and the sum of $210,000.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto The Barrington Group, its, successors and assigns (the "Grantee"), all of my right, title and interest in and to the following described real estate, together with any and all buildings, improvements, fixtures, appurtenances, easements, and privileges thereunto belonging, of whatever nature or kind erected or hereinafter erected therein or thereon, but no

further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Two tracts of land in Davidson County, Tennessee, described as follows:

Tract I: Being Lot Nos. 359 and 360 on the Plan of J.M., T.J. and G.W. Harding's Addition as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Said lots fronts together 112 feet on the southerly side of Buchanan Street and extend back between parallel lines with the easterly margin of 23rd Avenue, North, 150 feet to an alley.

Tract II: Being the northerly part of Lot No. 357 of Harding Lots of record in Book 21, page 80, said Register's Office, described as follows:

Said part of Lot No. 357 fronts 63 feet on the easterly side of 23rd Avenue, North, and runs back between parallel lines, 80 feet on the northerly line along the southerly line of a 15 foot alley and 80 feet on the northerly line, to a dead line in the rear parallel to said 23rd Avenue, North, on which it measures 63 feet.

Being the same property conveyed to Business Cents, Ltd. by deed from William A. Boyd and Robert L. Stout of record in Book 7751, page 961, Register's Office for Davidson County, Tennessee, as corrected in Book 7758, page 564, and further corrected in Book 7796, page 71, said Register's Office.

This is improved property.

The street address of the property is 2209 Buchanan Street, Nashville, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon as described above, free of all rights of redemption, including without limitation, those contained in Tennessee Code Annotated, Section 66-8-101 et seq, homestead, dower and all other rights and exemptions to the extent the same are waived in said Deed of Trust.

Grantee hereunder accepts title to the Property and all improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from the Trustee and/or The Barrington Group as to any matter whatsoever. Without limiting the foregoing, the TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ADDITIONALLY, THE TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES AS TO THE ABSENCE OR PRESENCE OF HAZARDOUS SUBSTANCES ON OR UNDER THE PROPERTY AS DEFINED BY ANY ENVIRONMENTAL LAWS, INCLUDING WITHOUT LIMITATION THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT ("CERCLA") OR SIMILAR FEDERAL AND STATE LEGISLATION (COLLECTIVELY, THE "ENVIRONMENTAL LAWS"). Grantee accepts title to the Property subject to any problems arising out of or in connection with deterioration of any improvements thereon, violations of the Environmental Laws, and potential flood hazards.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following to the extent applicable on the date hereof:

(1) Any and all unpaid real and personalty taxes, plus penalty and interest, if any. Such taxes will not be pro-rated. Grantee assumes full liability for such taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which this foreclosure sale is had.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements, building lines, recorded plans and restrictions as may be applicable.

(5) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(8) Any and all deeds of trust and/or fixture filings which take priority over the Deed of Trust upon which this foreclosure sale is had.

(9) Any and all other matters, including, without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust under which the foreclosure was held.

WITNESS the signature of the Trustee on this the day and date first above written.

William B. Drescher, Trustee

William B. Drescher, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Norma J White, a Notary Public of the State and County aforesaid, personally appeared William B. Drescher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 21 day of October, 1993.

Norma J White
Notary Public

My commission expires: 3-25-95

90859.2 10/21/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Two Hundred Ten Thousand Dollars ($210,000.00)

William Myers
Affiant

Subscribed and sworn to before me this the 21 day of October, 1993.

Nancy J White
Notary Public

My commission expires: 3-25-95

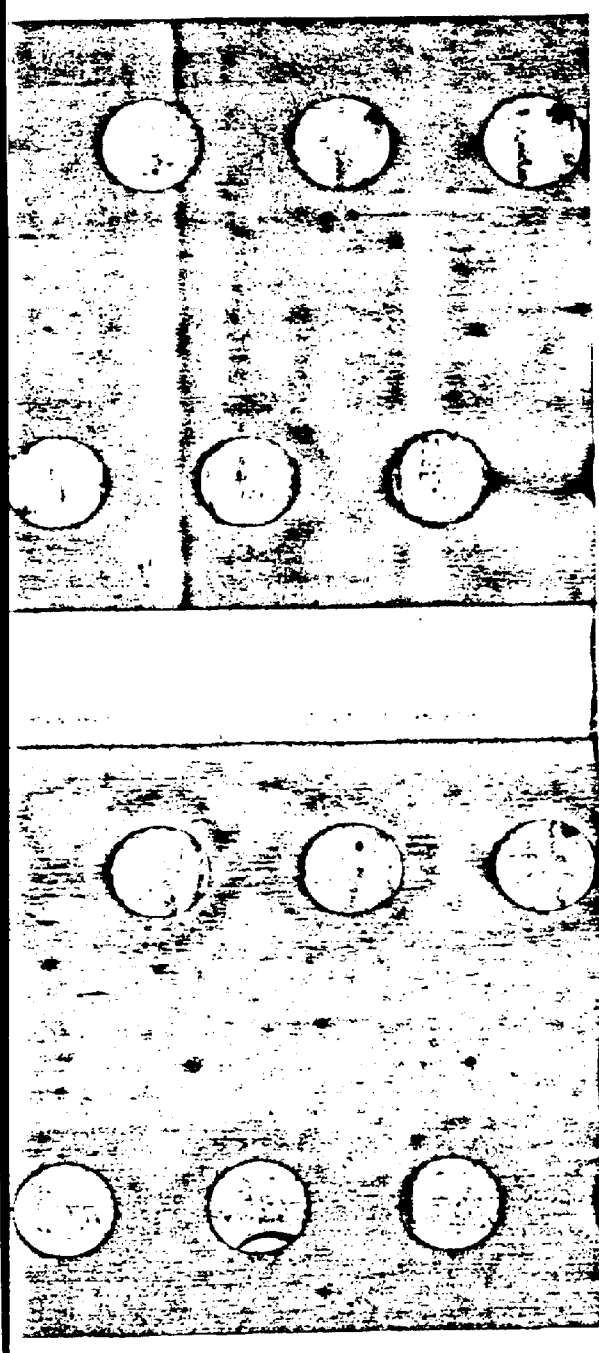
76677
IDENTIF. & REFERENCE

93 OCT 21 PM 4:08

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

90859.2 10/21/93

4662 10/21 0101 03CHECK 794.00



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

RECEIVED OF _____

FOR _____

BOOK 9123 PAGE 39

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	
				210000.00
			CON TX	777.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	794.00
			CHECK	794.00
10/21/93	01	16:07	0001	4662

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76677
IDENTIF. & REFERENCE

93 OCT 21 PM 4:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 712501