STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

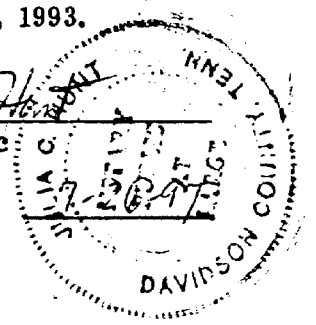
The actual consideration or value, whichever is greater, for this transfer is $ 1,100,000.00 .

Jennifer K. Frensley
Affiant

Subscribed and sworn to before me, this 24th day of November, 1993.

Julia C. Howell
Notary Public

My Commission Expires: 7-26-94



This instrument was prepared by:
John D. Lentz, Esq.
P. O. Box 198888
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-8888

Address new owners as follows:	Send Tax Bills:	Map-Parcel Numbers
STJ LP 2210 N. Gallatin Road Madison, TN 37115	SAME	Map 26, #82

TRUSTEE'S DEED

WHEREAS, ROBERT O. FRENSLEY, by a Deed of Trust dated June 21, 1993, of record in Book 9027, page 376, Register's Office for Davidson County, Tennessee, conveyed to Mickey Miller, Trustee, the hereinafter described real property to secure the payment to STJ LP (a Limited Partnership) of an indebtedness more fully described therein; and

WHEREAS, default was made in the payment of the secured indebtedness; and

WHEREAS, the owner and holder of the note demanded that the Trustee foreclose the lien of the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Tennessean on October 30, 1993, November 6, 1993 and November 13, 1993; and

WHEREAS, the Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 12:00 o'clock P.M. on

Monday, November 22, 1993, and **STJ LP (a Limited Partnership)**, (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Four Hundred Fifty Thousand and no/100 (450,000.00) Dollars, subject to an indebtedness secured by the prior Deed of Trust encumbering such property of record in Book 8540, page 403, said Register's Office.

NOW, THEREFORE, Mickey Miller, in his capacity as Trustee, and not otherwise, in consideration of the premises and the sum stated above, which has been setoff against the indebtedness secured by the Deed of Trust, hereby transfers and conveys to the Grantee, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Land in the 10th Civil District of Davidson County, Tennessee, described as follows:
>
> Beginning at a concrete highway monument at the southwest corner of the subject parcel (Map 26 Parcel 82 Davidson County, Tenn.) said point being 375.0 feet, more or less, east of the easterly margin of Liberty Lane and also being the southeast corner of the T.F. Dierson property as evidenced in Deed Book 2026 Page 185 R.O.D.C., Tenn, all points being in the northerly margin of Gallatin Road, Madison, Tenn.; thence leaving said road margin and running with the T.F. Dierson, the Virginia B. Andrews, the Betty B. Hester and the H.G. Haley properties, respectfully North 22 degrees 33' 18" West 689.45 feet to an iron rod (new) at the southeast corner of a 50' right-of-way into the Thomas F. Diskin property as evidenced in Deed Book 4079 Page 368 R.O.D.C., Tenn.; thence running with the T.F. Diskin property North 74 degrees 52' 21" East to an iron rod (new); subject parcel South 22 degrees 33' 18" East 582.18 feet to an iron rod (new) in the northerly margin of Gallatin Road; thence running with the northerly margin of Gallatin Road South 53 degrees 21' 14" West 290.00 feet to the point of beginning and containing 4.11 acres, more or less.
>
> Being the same property conveyed to Robert O. Frensley, Trustee, by deed from STJ, L.P. of record in Book 8540, page 401, said Register's Office.
>
> The street address of the property is 2210 N. Gallatin Road, Nashville, Tennessee.

This conveyance is made subject to:

1. Any and all unpaid taxes that may be a lien against said property.
2. Deed of Trust of record in Book 8540, page 403, said Register's Office.
3. Rights of parties in possession.
4. Easements or claims of easements not shown by the public records.
5. Matters which would be disclosed by an accurate survey of the premises.
6. Other matters of record having priority over the Deed of Trust foreclosed upon.

TO HAVE AND TO HOLD the aforesaid real estate free from all legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same.

Mickey Miller, as Trustee, and not otherwise, warrants the title to said property to the Grantee, and its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this the 23rd day of November, 1993.

Mickey Miller, Trustee

Mickey Miller, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICKEY MILLER, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 1993.

Lee Ann Hollingsworth

Notary Public

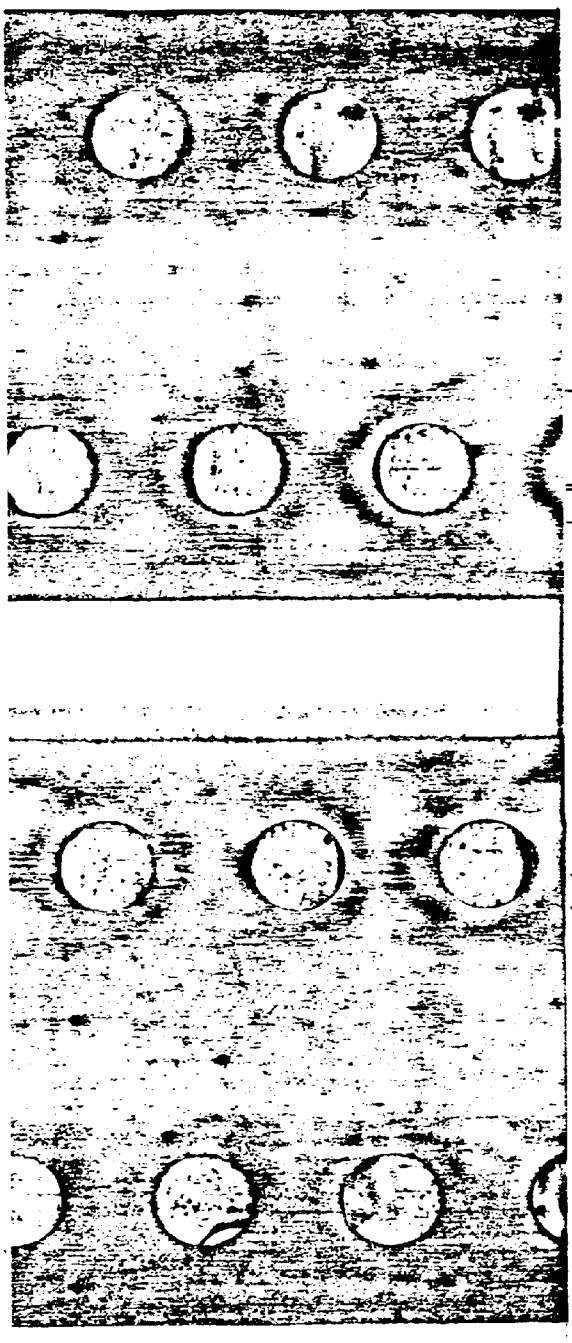
My Commission Expires: 3/26/94

2714 11/24 0101 03CHECK 4083.00

89680
IDENTIF. & REFERENCE

93 NOV 24 PM 3:44

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9163 PAGE 910

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
1100000.00
CON TX 4070.00
PRFEE 1.00
WDEED 12.00
TOTAL 4083.00
CHECK 4083.00

11/24/93 01 15:45 0001 2714

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89680
IDENTIF. ↑ REFERENCE

93 NOV 24 PM 3:44

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 726434