ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL #
Nashboro Center, L.P. 1102 17th Avenue South Suite 302 Nashville, Tennessee 37212	Nashboro Center, L.P. c/o Sovereign/Hold & Hooker 1102 17th Avenue South Suite 305 Nashville, Tennessee 37212	135-76 135-77

THIS INSTRUMENT WAS PREPARED BY

B. GAIL REESE
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE

IN RE:	)	
	)	
COMMERCIAL INVESTMENT, INC.,	)	Case No. 393-00175-GP3-11
d/b/a Nashboro Center,	)	
	)	7621 12/22 0101 03CHECK 8157.00
Debtor.	)	

TRUSTEE'S DEED

For and in consideration of the sum of Two Million Two Hundred Thousand Dollars ($2,200,000.00), receipt of which is hereby acknowledged, I, B. GAIL REESE, Trustee in bankruptcy for Commercial Investment, Inc. do hereby bargain, sell, and convey to NASHBORO CENTER, L.P., a Tennessee limited partnership, the following real property in Davidson County, Tennessee, described according to a survey by Allen Trumbo, Jr. dated December 9, 1993 as follows:

Lots 1 and 2 on the Resubdivision of Lots 3 & 4 Nashboro Center of record in Plat Book 7900, page 32, R.O.D.C., TN., being more particularly described by metes and bounds as follows:

Beginning at a point in the eastern margin of Una-Antioch Pike, corner to Emma and Johnnie Baskin as recorded in Deed Book 5335, page 898, in the R.O.D.C., TN;

Thence with the eastern margin of Una-Antioch Pike, N 21°49'39" E a distance of 588.24 feet to a point;

Thence leaving Una-Antioch Pike S 83°00'55" E a distance of 219.18 feet to a point in the western margin of Murfreesboro Road;

Thence with the western margin of Murfreesboro Road, around a curve to the right having a central angle of 01°01'10", a radius of 3,547.35 feet, a tangent of 31.56 feet, a length of 63.12 feet and having a chord which bears S 14°51'13" E for a distance of 63.12 feet to a point;

Thence N 75°39'22" E a distance of 10.00 feet to a point;

Thence S 14°20'38" E a distance of 402.61 feet to a point;

Thence leaving the western margin of Murfreesboro Road S 81°31'08" W a distance of 415.00 feet to a point;

Thence S 05°56'10" W a distance of 20.08 feet to a point;

Thence N 86°01'54" W a distance of 149.70 feet to the point of beginning and containing 198,769 S.F. or 4.57 acres of land more or less.

The above-described property was conveyed to Commercial Investment, Inc., a Tennessee corporation, by deed of record in Book 7081, page 499, and Book 7081, page 502, Register's Office of Davidson County, Tennessee.

Together with the appurtenances and all the estate which the aforesaid COMMERCIAL INVESTMENT, INC. had at the time of the filing of the petition in bankruptcy in the Middle District of Tennessee, Bankruptcy Case No. 393-00175-GP3-11, and all the estate therein which B. GAIL REESE, Trustee, has or had power to convey or dispose of as such Trustee under

order entered April 1, 1993, pursuant to a plan confirmed by the Bankruptcy Court under 11 U.S.C. § 1129 on September 24, 1993, but no further or otherwise.

This is improved property known as 2301-2345 Murfreesboro Road, Nashville, Tennessee 37217.

IN WITNESS WHEREOF, I, B. GAIL REESE, TRUSTEE, have set my hand on this 21st day of December, 1993.

B. GAIL REESE, 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 B. GAIL REESE, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of December, 1993.

Notary Public

My Comm. Exp. 3/25/95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

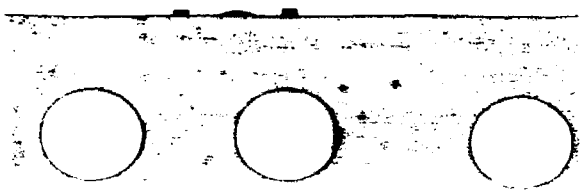
BOOK 9197 PAGE 80

The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00.

B. GAIL REESE, Trustee

Sworn to and subscribed by me on this
the 21st day of December, 1993.

Notary Public
My Comm. Exp. 3-25-95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

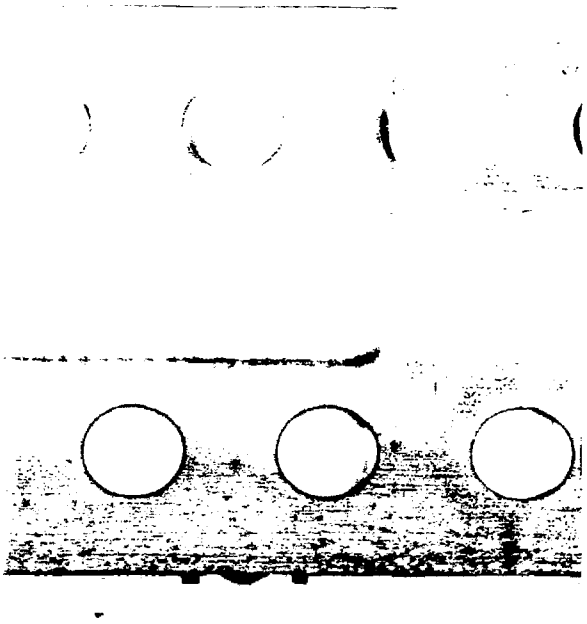
RECEIVED OF _____

FOR _____

BOOK 9197 PAGE 81

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 2200000.00
CON TX 8140.00
PRFEE 1.00
WDEED 16.00
TOTAL 8157.00
CHECK 8157.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/22/93 01 15:59 0001 7621

00061
IDENTIFICATION REFERENCE

93 DEC 22 PM 3:59

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

No. 737582