297476

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (GHM)
2700 First American Center
Nashville, Tennessee 37238

SUCCESSOR TRUSTEE'S DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Zreg Holdings Incorporated Suite 504 501 Brickell Key Drive Miami, FL 33131	Same	134-255

WHEREAS, by Deed of Trust dated March 1, 1983 of record in Book 6060, page 555, Register's Office for Davidson County, Tennessee, Harding Metroplex, Ltd. conveyed to Walter C. Messemer, Trustee, Trustee the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured appointed the undersigned as Successor Trustee by instrument recorded in Book 9382, page 76, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary ,the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 15th day of July, 1994, at the Davidson County Courthouse, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Zreg Holdings Incorporated, a Delaware corporation, [the holders of the secured indebtedness,] being the highest and best bidders became the purchasers of said property at and for the sum of $ 5,100,000.00 ;

NOW, THEREFORE, in consideration of the premises, the undersigned, G. Scott Thomas, Successor Trustee, as Successor Trustee, does hereby grant, bargain, sell and convey to the said Zreg Holdings Incorporated, in fee simple forever, the property above mentioned in the County of Davidson and State of Tennessee and further described as follows:

Lot No. 1 on the Plan of Metroplex, Section Three, as shown on plat of record in Plat Book 5800, page 189, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Harding Metroplex, LTD by deed from EVSVS Associates of Record in Book 5927, Pg 435 R.O.D.C.

This is improved property known as Lot #1, Section Three, Metroplex, Davidson County, Tennessee.

Together with and including the Improvements located on the aforesaid Premises.

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Zreg Holdings Incorporated, in fee simple forever, to whom the said G. Scott Thomas, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under him as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the undersigned, as Successor Trustee, has caused this instrument to be executed this the 15th day of July, 1994.

G. Scott Thomas
G. Scott Thomas
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, G. Scott Thomas, the within named bargainor, 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 15th day of July, 1994.

Laura Lincoln
Notary Public

My Commission Expires:
3-2-97

7391 07/15 0101 03CHECK 18879.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of the property is $ 5,100,000.00 .

Affiant

Subscribed and sworn to before me this 15th day of July, 1994.

Laura Lincoln
Notary Public

My Commission Expires:
3-2-97

PICK-UP

94 JUL 15 PM 12:50

7114 78

IDENTIF. & REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9408 PAGE 419

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
5100000.00
CON TX 18870.00
PRFEE 1.00
WDEED 8.00
TOTAL 18879.00
CHECK 18879.00
07/15/94 01 12:50 0001 7391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71478
IDENTIFICATION REFERENCE

94 JUL 15 PM 12:50
REGISTER
DAVIDSON COUNTY, TN.

No. 813991