#2040295.1 8/4/99

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

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BOOK 11608 PAGE 507

SUCCESSOR TRUSTEE'S DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
GEO Properties, LLP 804 Overhills Drive Old Hickory, TN 37138	Same	Map 95-4, Parcel 180

WHEREAS, by Deed of Trust, Assignment of Leases and Security Agreement dated August 16, 1996, of record in Book 10159, page 124, Register's Office for Davidson County, Tennessee, G. P. T., LLC, a Tennessee limited liability company conveyed to Guaranty Title Company, 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 11533, page 142, 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 27th day of July, 1999 at 187 Graylynn Drive, 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, GEO Properties, LLP, a Tennessee limited liability partnership, being the highest and best bidder became the purchaser of said property at and for the sum of $380,000.00;

NOW, THEREFORE, in consideration of the premises, the undersigned, Felix R. Dowsley, III, Successor Trustee, as Successor Trustee, does hereby grant, bargain, sell and convey to the said GEO Properties, LLP, a Tennessee limited liability partnership, in fee simple forever, the property above mentioned in the County of Davidson and State of Tennessee and further described on Exhibit A attached hereto.

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 encumberances 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 GEO Properties, LLP, a Tennessee limited liability partnership, in fee

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simple forever, to whom the said Felix R. Dowsley, III, 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 5 day of August, 1999.

Felix R Dowsley III, Successor Trustee
FELIX R. DOWSLEY, III, 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, FELIX R. DOWSLEY, III, SUCCESSOR TRUSTEE, 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 5 day of August, 1999.

Joni Miller
Notary Public

My Commission Expires: 7/22/2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of the property is $380,000.00.

GBO Properties, LLP
partner
Affiant

Subscribed and sworn to before me this 5th day of August, 1999.

Joni Miller
Notary Public

My Commission Expires: 7/22/2000

EXHIBIT A

A tract of land in the 3rd Civil District of Davidson County, Tennessee, being a part of a lot marked "Warwick" on the Plan of Eva Mor Heights, of record in Book 1424, page 149, Register's Office for said County, and being part of Lot No. 6 on the Map of the Vaughn and Ellis Lands, as of record in Book 332, pages 172 and 173, said Register's Office, and described according to an unrecorded survey made by J.R. Wauford & Co., Engineers, May 9, 1959, described as follows:

Beginning at a point in the easterly margin of Graylynn Drive, 198.1 feet south of the southwest corner of the lot conveyed to Esso Standard Oil Company by deed of record in Book 2447, page 631, said Register's Office, said distance of 198.1 feet being measured along the easterly margin of Graylynn Drive; thence in a southerly direction along the easterly margin of Graylynn Drive a distance of 127 feet to an iron pin; thence North 87 deg. 57' East a distance of 297.3 feet to an iron pin; thence North 3 deg. 50' West a distance of 106.3 feet to an iron pin; thence due West a distance of 244.9 feet to the point of beginning.

Being the same property conveyed to Successor Trustee by Deed of Trust of record in Book 10159, page 124, and Book 11533, page 142, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11608 PAGE 510

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

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IDENTIFICATION REFERENCE

CAMT	38000.00
ERR	CO
CAMT	38000.00-
CAMT	
	380000.00
CON TX	1406.00
PRFEE	1.00
TDEED	12.00
ERR	CO
TDEED	12.00-
MISC	12.00
CFEE	2.00
TOTAL	1421.00
CHECK	1421.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2586

No. 1500786