TRUSTEE DEED

GRANTOR:
Charles C. Burridge, Trustee
110 29th Avenue, North
Suite 103
Nashville, TN 37203

GRANTEE:
Fairfax Investment Co., L.P.
c/o Charles C. Burridge,
110 29th Avenue, North
Suite 103
Nashville, TN 37203

SEND TAX BILL TO:
Fairfax Investment Co., L.P.
c/o Charles C. Burridge,
110 29th Avenue, North
Suite 103
Nashville, TN 37203

MAP PARCEL NO.
Map - 071-15-0
Parcel - 385.00

APPENDIX II
FORM FOR OATH

State of Tennessee
County of Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 25,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Charles C. Burridge
AFFIANT

Sworn to and subscribed to before me on this the 5th day of October, 1999.

Bruce O. Barrett
Notary Public

My Comm. Exp.

****

Whereas, under a deed of trust dated July 31, 1991, executed by Tony C. Ridley and wife Carolyn M. Ridley of record in book 8409 page 488 in the Register's office for Davidson County, Tennessee, conveyed to Charles C. Burridge, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

Whereas, default having been made in the terms, conditions and payments made and provided for in said deed of trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest thereon due and payable; and

Whereas, no liens of the United States nor of the State of Tennessee were identified that would have require notice as described in 26 U.S.C. section 7425(d)(1) and/or T.C.A. section 67-1-1433(c)(1), respectively; and

Whereas, I, Charles C. Burridge, the undersigned Trustee, did give statutory notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record dated September 9, September 16, September 23, 1999, stating that on October 4, 1999, at 1:30 p.m. at the south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash or certified check subject to all unpaid taxes, restrictions, easements prior liens or encumbrances and other matters of record; and

Whereas, on said date at the time and place stated in said advertisement and on said terms, I, Charles C. Burridge, the undersigned Trustee, offered said property for sale at public outcry and sold said property to Fairfax Investment Company, L.P. for twenty-five thousand dollars ($25,000.00) which was the highest, best and last bid.

Now, therefore, for and in consideration of the sum hereinbefore set out I, Charles C. Burridge, Trustee, do by

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these presents transfer and convey into the said Fairfax Investment Company, L.P., a Tennessee limited partnership, (hereinafter referred to as Grantee), its successors and assigns the following described real estate:

> Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, Page 40, Register's Office for said County.
>
> This Conveyance is subject to a deed of trust of record in book 8404 page 680 in said Register's office for which the grantor shall remain liable.
>
> Being the same property conveyed to Tony C. Ridley and wife, Carolyn M. Ridley by a deed of record in book 8409 page 485 in said register's office.

This is improved property located at 1214 Meridian Street, Nashville, Tennessee, 37207.

To have and to hold said property with the appurtenances estates, title and interest thereto belonging to said grantee its successors and assigns forever. I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said deed of trust in as full and ample manner as under it I can or should do, but I convey and assign only as Trustee and not any further or otherwise.

Witness my hand on this the 5th day of October, 1999.

Charles C. Burridge

Charles C. Burridge, Trustee

State of Tennessee
County of Davidson

Personally appeared be fore me, Bruce P Burgess, a Notary Public in and for said state and county, Charles C. Burridge, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 5th day of October, 1999.

My Commission Expires July 22, 2000
comm.
expires

Bruce P Burgess
Notary Public

PREPARED BY:
Charles C. Burridge, Atty
Centennial Plaza, Suite 103
110 29th Avenue, North
Nashville, Tennessee 37203

99 OCT -7 PM 2:28

U6443346

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11694 PAGE 895

0644346

99 OCT -7 PM 2:28

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525339