This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Return to Box 51B

Davidson County DEEDTRS
Recvd: 11/24/04 08:06 6pgs
Fees:33.00 Taxes:3700.00
20041124-0140685

SUCCESSOR TRUSTEE'S QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Bellicose Property Development, Inc. **214 East Main Street** **Gallatin, TN 37066** **Attn: Joe Warren Jones, CPA**	**SAME**	**107-13-140**

WHEREAS, Nashville-Thompson Place, Inc., formerly a Tennessee corporation, by a Deed of Trust and Assignment of Rents and Leases dated as of January 1, 1998, of record in Book 10771, page 817, Register's Office for Davidson, Tennessee (collectively the "Deed of Trust"), conveyed property located in Davidson County, Tennessee (the "Property") to Sentinel Trust Company, Trustee, as Mortgagee Trustee, for the benefit of the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, to secure payment of a promissory note, etc., as described in said Deed of Trust; and

WHEREAS, the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County assigned its rights under the Deed of Trust to Sentinel Trust Company, Trustee, as Indenture Trustee, pursuant to that Assignment of Deed of Trust and Assignment of Rents and Leases, of record at Book 10771, page 854, Register's Office for Davidson County, Tennessee; and

WHEREAS, B. Anthony Saunders was appointed Substitute Trustee under the Deed of Trust by Sentinel Trust Company, Trustee, through Receivership Management, Inc., as its receiver, by an instrument of record as Instrument No. 20040924-0115739, Register's Office for

Davidson County, Tennessee, with authority to act with the powers given the Mortgage Trustee thereunder; and

WHEREAS, Sentinel Trust Company, Trustee, demanded that the Property be advertised and sold in satisfaction of the debt secured thereby, in accordance with the terms and provisions of the Deed of Trust; and

WHEREAS, Sentinel Trust Company, Trustee, offered the Property for sale to the highest and best bidder, and Bellicose Property Development, Inc. was the successful bidder for Property at a foreclosure sale held on October 21, 2004; now therefore

IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SENTINEL TRUST COMPANY, TRUSTEE** (referred to hereinafter as "Grantor"), a Tennessee corporation acting through its receiver, Receivership Management, Inc., has bargained and sold and does hereby transfer and convey unto **BELLICOSE PROPERTY DEVELOPMENT, INC.** (referred to hereinafter as "Grantee"), a Tennessee corporation, its successors and assigns, the Property, which is located in Davidson County, Tennessee, and is further described in **Exhibit A**, attached and incorporated by reference. The Property is improved real estate known as 1100 Thompson Place, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, it successors and assigns forever.

AND the Property is conveyed by Grantor without warranty, except that Grantor has a good right to convey and sell any interest that it has therein. Without limiting the prior sentence, the property is subject to (1) real estate taxes for 2005 and future years, liens but not yet due and

payable; (2) an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4665, page 1, said Register's Office; (3) terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Thompson Place Apartments to Middle Tennessee Laundry Services, Inc., of record in Book 9401, page 315, said Register's Office; (4) Utility and Drainage Easement of record in Book 5496, page 45, said Register's Office; and (5) such facts which would be disclosed by a comprehensive survey of the Property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22nd day of November 2004.

SENTINEL TRUST COMPANY, TRUSTEE
(Grantor)

By: Receivership Management, Inc., acting as receiver

By: _____
Jeanne Bryant, President

[The remainder of this page has been intentionally left blank.]

STATE OF ~~TENNESSEE~~ TEXAS)
COUNTY OF ~~DAVIDSON~~ CAMERON)

The actual consideration for this transfer is $1,000,000.00.

BELLICOSE PROPERTY DEVELOPMENT, INC. (Affiant)

By: _____
Print Name: Danny Watkins
Title: President

Subscribed and sworn to before me, this 20th **day of November, 2004.**

_____
NOTARY PUBLIC

My Commission Expires:

8-17-06

IANIE G. PEREZ
Notary Public, State of Texas
My Commission Expires
08-17-2006

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

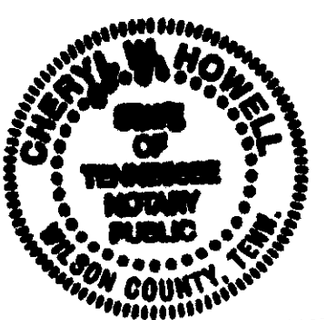
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jeanne Bryant,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of **RECEIVERSHIP MANAGEMENT, INC.**, a Tennessee corporation, acting as receiver for Sentinel Trust Company, Trustee, the within-named bargainor, a Tennessee corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Receivership Management, Inc. by herself as such President, which in turn signed as receiver for Sentinel Trust Company, Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of November, 2004.

Cheryl N. Howell
Notary Public

My commission expires:

7-29-06



My Commission Expires JULY 29, 2006

EXHIBIT A
(Property Description)

BEING a tract of land lying in the Third Civil District of Davidson County, Tennessee, bounded on the North by Thompson Place, on the East by the lands of A. J. Smith, on the West by the Crestview Apartments property and on the South by the Williamsburg Corporation property, being more particularly described as follows:

SAID tract of land begins at an iron pin on the southerly margin of Thompson Place at the northeast corner of the Crestview Apartments property; thence with the southerly margin of Thompson Place in an easterly direction with a curve to the right with a radius of 1885.27 feet a distance of 24 feet to an iron pin; thence continuing with said margin South 85° 46' East 18.30 feet to an iron pin on said margin; thence continuing with said margin and a curve to the left with a radius of 2,316.70 feet a distance of 197.79 feet to an iron pin at the northwest corner of the A. J. Smith property; thence with A. J. Smith's westerly line South 3° 14' 10" West 432.36 feet to an iron pin at the southwest corner of the A. J. Smith property and in the northerly line of the Williamsburg Corporation property; thence with the northerly line of the Williamsburg Corporation property North 85° 42' 30" West 240 feet to an iron pin at the southeast corner of the Crestview Apartments property; thence with the East boundary of the Crestview Apartments property North 3° 14' 10" East 423.51 feet to the point of beginning and containing 2.35 acres, more or less.

Being the same property conveyed to Nashville-Thompson Place, Inc., a Tennessee non-profit corporation, by deed of record in Book 10771, page 807, and Book 10771, page 812, said Register's Office.

The street address of said real property is 1100 Thompson Place, Nashville, Tennessee 37217.