PAR 169-12

BOOK 5144 PAGE 894

SUBSTITUTE TRUSTEE'S DEED

This indenture made and entered into on this 6th day of May, 1977, by and between Substitute Trustee, of Nashville, Davidson County, Tennessee, Party of the First Part, and Small Business Administration, an Agency of the United States, pursuant to 15 U.S. C. 631 et seq., with an office at 404 James Robertson Parkway, Nashville, Tennessee, Party of the Second Part.

W I T N E S S E T H

WHEREAS, by Deed of Trust dated November 10, 1969, and recorded in Book 4385, page 103, Register's Office, Davidson County, Tennessee, Food Systems, Inc., a Tennessee Corporation, conveyed to W. K.Beasley, Trustee, the hereinafter described property to secure payment of a promissory note payable to First American National Bank, Nashville, Tennessee, by Food Systems, Inc. in the original principal sum of SIXTY FIVE THOUSAND AND NO/100 DOLLARS ($65,000.00); and

WHEREAS, by assignment dated October 3, 1973, the aforesaid deed of trust was assigned to Small Business Administration; said assignment being recorded in Book 4752, page 995, Register's Office, Davidson County, Tennessee; and

WHEREAS, Small Business Administration, the holder and owner of the indebtedness due thereon, appointed James B. Watson, Jr., as Substitute Trustee, which appointment is dated November 7, 1973, and recorded in Book 4763, page 851, Davidson County, Tennessee.

WHEREAS, by order entered on September 9, 1974, in the cause styled, "James B. Watson, Jr. v. Charles M. McCabe, et al," No. 74-75-NA-CV, in the United States District Court, Middle District of Tennessee, the First Party was instructed to advertise and sell said property in satisfaction of said indebtedness and the costs of foreclosure in accordance with the terms and provisions of the said promissory note and deed of trust; and

WHEREAS, First Party did advertise said property for sale in accordance with the terms of said Order, Note and Deed of Trust, notice of same and place of said sale being published in the Nashville Record on September 17th and 24th and October 1, 1977; and

WHEREAS, pursuant to said notice, First Party did offer said property for sale at the door of the Davidson County Courthouse, Nashville, Tennessee, on October 11, 1974, at or about 12:00 Noon, and Small Business Administration, being the highest and best bidder thereof became the purchaser of said property at and

Prepared by J. B. Watson Atty
3805 Hillsboro Road

for the sum of FOURTEEN THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS ($14,250.00), and said sum of said bid having been paid, the receipt of which is hereby acknowledged.

NOW THEREFORE, for and in consideration of the premises, Party of the First Part has this day bargained and sold and does hereby transfer and convey unto the Party of the Second Part, the following-described real property situate in Davidson County, Tennessee, to-wit:

> Beginning at a stake in the northerly margin of Highway No. 100, said beginning point being 195.2 feet east of the northeast corner of Highway 100 and McCrory Road; thence with the northerly margin of said Highway, north 75° 30' east 161.8 feet to the southwest corner of Lot No. 8 of the Satterfield Farm Plan, as of record in Book 421, page 135, Register's Office for said County; thence north 3° east 239 feet with hedge to a stake; thence south 75° 30' west 228.5 feet to a stake, said stake being 127.5 feet east of the easterly line of McCrory Road; thence south 13° 42' east 227.6 feet to a stake in the northerly margin of Highway No. 100, the point of beginning, containing 1.02 acres more or less.

To have and to hold said property to the said Party of the Second Part its successors and assigns, forever, and in bar of equity of redemption, homestead and dower, subject to a deed of trust of record in Book 4550, page 85, securing a debt owed Security Federal Savings & Loan Association, and subject to validly liened ad valorem taxes, if any, which may be outstanding against the same.

And I, James B. Watson, Jr., Substitute Trust ee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said property only as to such title coming through or by me to the said Party of the Second Part, its successors and assigns, against the lawful claims of all persons whomsoever.

JAMES B. WATSON, JR.
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, Edna S. Woods, a Notary Public in and for the said County and State, the within named James B. Watson, Jr., Substitute 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 office in Nashville, Tennessee, this 6 day of May, 1977.

Edna S. Woods
Notary Public

My Commission Expires: 4-23-1978

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