THIS INSTRUMENT PREPARED BY:
WILKINS, ADAMS & SPICER, ATTYS.
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

New Owner - Send Tax Bills:

E-Z Serve, Inc.
P.O. Box 3579
901 South First
Abilene, Texas 79604

BOOK 5400 PAGE 23

Map - Parcel
162-8-86

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 28th day of July, 1975, F. O. Teasley, was named Trustee in a Deed of Trust of even date executed by James N. Magnuson and William R. Ognio conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $100,000.00, principal and interest at 9% per annum on the unpaid balance, said Deed of Trust being recorded in Book 4937, page 599, and amended by Trust Deed of Correction in Book 5013, page 771, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, I. Dyke Tatum, was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 5389, page 717, in the Register's Office for Davidson County, Tennessee; I, I. Dyke Tatum, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: February 1, February 8, and February 15, 1979, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement on Thursday, March 1, 1979, at 11:00 A.M. at the south door of the Courthouse in Davidson County, Tennessee, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time E-Z SERVE, INC., P.O. Box 3579, 901 South First, Abilene, Texas, submitted the highest and best bid in the amount of $130,000.00.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to E-Z SERVE, INC. its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND in Davidson County, Tennessee, being Section 2, Lane Estates of record in Book 4675, page 79, Register's Office for said County, as follows:

BEGINNING at a concrete monument on the northerly margin of Tusculum Road at the southeasterly terminus of a turnout connecting said margin of Tusculum Road with the easterly margin of Shacklett Lane; thence northwestwardly with said turnout, along a 25 foot radius curve to the right, 39.34 feet to a concrete monument on the easterly margin of Shacklett Lane; thence with said margin, N 7° 20' 29" E 121.66 feet to a concrete monument; thence, continuing with said margin along a 210 foot radius curve to the left, 77.76 feet to a point; thence, with the southerly line of the property described in Book 4460, page 197, Register's Office for said County, N 76° 07' 30" East 226.39 feet to a point on the southwesterly margin of Interstate Highway 24; thence, with said margin, S 48° 0' 49" E 209.32 feet to a concrete monument on the westerly margin of Blue Hole Road; thence, with said margin S 4° 38' 34" W 188.89 feet to a concrete monument on the northerly margin of Tusculum Road; thence, with said margin N 82° 39' 31" W 355. 0 feet to the point of beginning and containing 2.21 acres, more or less.

BEING the same property conveyed to James N. Magnuson and William R. Ognio by deed from Gail Payne Pigg, Trustee, of record in Book 4937, page 597, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to E-Z SERVE, INC. all the rights conveyed to me as said Substitute Trustee in said Deed of Trust including such covenants and warranties, as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 1st day of March, 1979.

I. Dyke Tatum, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named I. Dyke Tatum, 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, this 1st day of March, 1979.

Louise N. Buckley
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-11-82

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of March, 1979.

Louise N. Buckley
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-11-82

F. I. 6259

IDENTIF. REFERENCE

MAR 1 12 18 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5400 PAGE 25

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED
CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE
MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			130000.00-	CAMT.
			338.00	CSTAX
			.50	PRFEE
			4.00	WDEED
				CHECK 342.50-
			5862A03/01/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 62559

IDENTIF. REFERENCE

MAR 1 12 18 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 667574