Adams, Taylor, Philbin, Pigue & Marchetti
300 James Robertson Pky.
Nashville, TN 37201

BOOK 5608 PAGE 226

SUBSTITUTE TRUSTEE'S DEED

This indenture made and entered into on this 19th day of May 1980, by and between Richard D. Taylor, Substitute Truatee, of Nashville, Davidson County, Tennessee, Party of the First Part, and W. Happel Hunt and wife, Nell C. Hunt, and William Everett Hunt and Betty Owen Hunt of Nasnville, Tennessee, and Trenton, Tennessee, Party of the Second Part.

W I T N E S S E T H

WHEREAS, by Deed of Trust dated October 7, 1975, and recorded in Book 4963, page 667, Register's Office, Davidson County, Tennessee, Stephens Distributing Company, Inc., Nashville, Tennessee, conveyed to James L. Roberts, the hereinafter described property to secure payment of promissory note payable to Small Business Administration, by Stephens Distributing Company, Inc., in the original principal sum of TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($250,000.00); and

WHEREAS, Small Business Administration, the owner and holder of the indebtedness due thereon, appointed Richard D. Taylor as Substitute Trustee, which appointment is dated April 7, 1980, and recorded in Deed Book 5591, Page 776, Register's Office, Davidson County, Tennessee.

WHEREAS, default was made in the payment of said principal note and the holder thereof has directed First Party 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 Note and Deed of Trust, notice of same and place of said sale being published in the Nashville Record on April 24, May 1, 8 and 15, 1980; 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 May 19, 1980 at or about 12:00 noon, and The Party of the Second Part of Nashville and Trenton, Tennessee, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of One Hundred Sixty Thousand and No/100 ($160,000.00) Forty Thousand Dollars ($40,000.00) partially of which has been paid and said sum of said bid having been/paid, the receipt of which is hereby acknowledged, and the Party of the Second Part executing a note for the balance and a deed of trust to secure the payment of the balance due thereon.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $160,000.00

Richard D. Taylor
Affiant

Sworn to and subscribed before me this 19th day of May, 1980.

Notary Public - Commission Expires: 10-18-81

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:

TRACT NO. 1 Being Lot No. 18 in Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the easterly side of North First Street and runs back between parallel lines with northerly margin of Richardson Avenue, 145 feet to an alley.

TRACT NO. 2 Being Lot No. 19 in Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Book 161, Page 53, Register's Office for said County.

Said Lot No. 19 fronts 50 feet on the easterly side of North First Street, as widened, and runs back between parallel lines 144 feet, more or less, on the northerly line and 142.8 feet, more or less, on the southerly line, to an alley in the rear.

TRACT No. 3 Being Lot No. 20 on the Map of Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 20 fronts 50 feet on the easterly side of North First Street and runs back between parallel lines 145 feet to an alley.

To have and to hold said property to the said Party of the Second Part (his-her heirs and assigns) (its successors and assigns), forever, and in bar of equity or redemption, homestead and dower, subject to validly liened ad valorem taxes.

And I, Richard D. Taylor, Substitute Trustee, 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, (his-her heirs and assigns) (its successors and assigns), against the lawful claims of all persons whomsoever.

This conveyance is subject to a deed of trust of even date herewith to secure payment of a promissory note executed by the Party of the Second Part.

Richard D. Taylor
RICHARD D. TAYLOR
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherrey A. Essary, a Notary Public in and for the said County and State, the within named Richard D. Taylor, 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 19th day of May 1980.

Sherrey A. Essary
Notary Public
My Commission Expires: 10-18-81

F.9.1.7.58

IDENTIF. OFFERED

JUN 3 9 55 AM '80

FELIX Z. WHITE REGISTER DAVIDSON CO. TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5608 PAGE 228

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

160300.00- CO
416.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 428.50-
2051A06/03/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9.1-7 5 8

IDENTIF. REFERENCE

JUN 3 9 56 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 760622