Send tax bills to:
Small Business Administration
1012 Parkway Towers
Nashville, TN 37219

Prepared by: D. W. McMackin
McMACKIN, GARFINKLE & McLEMORE
Fourth Floor, St. Cloud Corner
500 Church Street
Nashville, TN 37219

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TRUSTEE'S DEED

TRACT I: 14D 06570; 21 217
TRACT II: 14D 06560; 21 79

WHEREAS, under a Deed of Trust dated March 4, 1981 and recorded in Book 5717, page 502, Register's Office, Davidson County, Tennessee, Cabinets by Caldwell, Inc., formerly Caldwell Furniture Shop, and Ruby E. Caldwell, individually conveyed to Dale L. Stegall, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated February 1, 1983 and recorded in Book 6001, page 47, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D. W. McMackin as Substitute Trustee; 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 due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D. W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D. W. McMackin, Substitute Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of February 10, 17 and 24, 1983, stating that on March 10, 1983, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to the Small Business Administration for $90,000.00, which amount was the highest, best, and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D. W. McMackin, Substitute Trustee, do hereby

bargain and sell, and by these presents transfer and convey unto the said

Small Business Administration

(hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

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TRACT I:
Land in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at a monument in the westerly margin of U.S. Highway 41 A 135.1 feet north of the Donald Carney property; south 22° 30 minutes west, a distance of 548.0 feet to an iron pin; thence north 71° 0 minutes east, a distance of 45 feet to an iron pin; thence north 38° 0 minutes east, a distance of 123.5 feet to an iron pin; thence north 1° 0 minutes west, a distance of 201.0 feet to a fork of a Sycamore tree; thence north 14° 30 minutes east to an iron pin in the westerly margin of U.S. Highway 41 A; and thence south 63° 0 minutes east, a distance of 127.9 feet along the westerly margin of said highway to the concrete monument, same being the point of beginning and containing 1.5 acres, more or less.

Being the same property conveyed to Caldwell Furniture Shop, Inc., by warranty deed from Albert Garner Caldwell and wife, Ruby Ella Caldwell, of record in Book 4321, page 349, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at a monument set in the southerly margin of Clarksville Pike, said point being the northeast corner of the property conveyed to Caldwell Furniture Shop, Inc., by deed from Albert Garner Caldwell and wife, of record in Book 4321, page 349, Register's Office for said County; thence with said margin of said Pike, South 50° 30' East, 135.1 feet to a monument; thence leaving said Pike, South 18° West, 187.5 feet to a point; thence North 73° West, 50 feet to a stake; thence South 18° West, 150 feet to a stake; thence South 73° East, 100 feet to a stake; thence South 18° West, 185.2 feet to a Beech and Oak grown together; thence North 71° West, 232.5 feet to an iron pin; thence North 22° 30' East, 548 feet to the point of beginning.

Being part of the same property conveyed to A. G. Caldwell and wife, Ruby E. Caldwell, by deed from Billy Wayne Caldwell and wife, Juanita Caldwell, of record in Book 3618, page 185, Register's Office for Davidson County, Tennessee. And being the same property quitclaimed by Albert Garner Caldwell and wife, Ruby E. Caldwell to C. Edward Coomer, Trustee, and reconveyed by C. Edward Coomer, Trustee to Albert Garner Caldwell and wife, Ruby E. Caldwell, as tenants by the entirety for life with remainder interest in fee simple, to Cabinets by Caldwell, Inc., a Tennessee corporation, by quitclaim deed of record in Book 4778, page 432, said Register's Office.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

WITNESS my hand on this the 10th day of March, 1983.

D. W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. W. McMackin, 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 Nashville, Tennessee, on this the 10th day of March, 1983.

Janice M. Doyle
Notary Public

My Commission Expires: 4/22/84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of March, 1983.

Notary Public

My Commission Expires: 9/22/84

H35403 PUSH

IDENTIF. REFERENCE

MAR 11 9 43 AM '83

REGISTER'S OFFICE
DAVIDSON COUNTY, TN