This Instrument Prepared By:
George E. Mudter, Jr., Attorney
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Bills to New Owner(s):
Norman W. Ginsberg, Trustee
210 25th Avenue North
Nashville, Tennessee 37203

BOOK 6039 PAGE 937

Map 81-6 Parcel 229 Field Book No. 8DA-6945

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions provided for in that certain Deed of Trust, dated June 1, 1966, to Allen M. Steele, Trustee, executed by Robert A. Keenan, Wilson Brazelton and Henry Horrell, as same appears of record in Book 4022, page 189, as rerecorded in Book 4023, page 230, Register's Office for Davidson County, Tennessee, and that certain Deed of Trust, dated October 11, 1971, to Barrett Sutton, Trustee, executed by Community Equity and Economic Development Corporation, CEED, a Tennessee corporation, as same appears of record in Book 4545, page 463, both of said Deeds of Trust having been extended and modified by agreement of record in Book 4804, page 976, as same was amended in Book 4823, page 928, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Allen M. Steele and Barrett Sutton, as Trustees under said Deeds of Trust and has nominated and appointed George E. Mudter, Jr., as Substitute Trustee, pursuant to the terms of said Deeds of Trust, which appointment of Substitute Trustee is of record in Book 6019, page 963, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said George E. Mudter, Jr., Substitute Trustee, is thereby vested with title to the property described in said Deeds of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instruments has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instruments; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on March 17, 1983, and subsequent insertions appearing on March 24, 1983, and March 31, 1983, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on April 13, 1983, at 12:00 o'clock Noon, being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above-referenced instruments, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Norman W. Ginsberg, Trustee, at and for the sum of One Hundred Eighty-one Thousand and No/100 ($181,000.00) Dollars, which was the highest and best bid in connection therewith; and

NOW, THEREFORE, in consideration of the premises and the payment by Norman W. Ginsberg, Trustee, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, George E. Mudter, Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Norman W. Ginsberg, Trustee, with full power to sell, assign, convey, mortgage or lease without the joinder of any beneficiary, his successors, heirs and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

> BEING part of the Old Fox tract of land marked "Deaderick" 25 acres of the Plan of the Nichol property, as of record in Book 31, Page 603, Register's Office for said County, described according to a survey recently made by Hickerson-Hickerson, Engineers, (undated) as follows:
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> BEGINNING at the east margin of the Becks Spring Road at the Southwest corner of a small lot of land conveyed by John Fox, et ux, to Thomas Hagey by deed of record in Book 149, Page 164, said Register's Office; thence along said margin south 2° 59' west 478.7 feet to a concrete monument, the northwest corner of Lot No. 6 of

the Carolann Acres, a plan of which is of record in Book 2083, Page 30, said Register's Office; thence along the northerly margin of said Lot No. 6, south 86°25' east 231.5 feet to a concrete monument; thence along the east margin of said Lot No. 6, south 3°08' west 5.3 feet to an iron pin, being the northwest corner of the property conveyed to A. D. Hewlett, et ux, by deed from Joe Forte et ux, of record in Book 2304, Page 483, Register's Office for said County; thence along the north margin of said Hewlett property south 88°03' east 221.2 feet to a point in the west margin of 25th Avenue North; thence along said margin north 3°07' east 476.8 feet to the southerly margin of Hydes Ferry Pike; thence along the margin of said Pike north 60°56' west 359.3 feet to an iron pin, said Hagey's northeast corner; thence along Hagey's east line, south 1°28' west 157.5 feet to a point, Hagey's southeast corner; thence along Hagey's south line north 84°58' west 135.5 feet to the point of beginning.

BEING the same property conveyed to Community Equity and Economic Development Corporation, - CEED, a Tennessee corporation, by deed from Condra Development Company of record in Book 4545, Page 459, Register's Office for Davidson County, Tennessee.

This is improved property known as 2501 Clarksville Highway, Nashville, Tennessee.

TO HAVE AND TO HOLD the real property above-described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Norman W. Ginsberg, Trustee, his successors, heirs and assigns, in fee simple forever, to whom the said George E. Mudter, Jr., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Substitute Trustee, has executed this instrument on the 13th day of April, 1983.

George E. Mudter, Jr.
Substitute Trustee

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of April, 1983.

Jean Patterson
Notary Public

My Commission Expires: 10-20-85

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $181,000.00.

Affiant

Sworn to and subscribed before me,
this 13th day of April, 1983.

Jean Patterson
Notary Public

My Commission Expires: 10-20-85

H 4 2 4 5 2

IDENTIF. REFERENCE

RECEIVED
APR 13 3 41 PM '83
WILSON II, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6039 PAGE 939

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

18,000.00-	CO
470.60	CO TX
.50	PRFEE
6.00	WDEED
CHECK	477.10-
0997A04/18/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 42452

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IDENTIF. REFERENCE

APR 18 3 42 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 942705