Prepared By: BONE & WOODS, P.C.
Tenth Floor
United Southern Bank Building
Nashville, Tennessee 37219

Address New Owner:	Send Tax Statements to:	Map and Parcel No.
Harrison R. Epperly and wife, Donnette J. Epperly 1501 W. Ohio Street Indianapolis, IND. 46222	Harrison R. Epperly and wife, Donnette J. Epperly 1501 W. Ohio Street Indianapolis, IND. 46222	106-3 Part 30 on

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated January 23, 1981 executed by Nashville Reefer Service, Inc. to D. Billye Sanders, Trustee, which is recorded in Book 5704, Page 427, Register's Office for Davidson County, Tennessee, and Sam J. McAllester, III was appointed Substitute Trustee in Book 6015, Page 570, Register's Office for Davidson County, Tennessee, and the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said Deed of Trust, I, Sam J. McAllester, III, Substitute Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon, Tuesday, April 5, 1983, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property, I, Sam J. McAllester, III, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Ninety Eight Thousand Dollars ($98,000) by Harrison R. Epperly and wife, Donnette J. Epperly, and said property was knocked off and sold to Harrison R. Epperly and wife, Donnette J. Epperly.

NOW, THEREFORE, in consideration of the premises and the sum of Ninety Eight Thousand Dollars ($98,000) cash in hand paid by Harrison R. Epperly and wife, Donnette J. Epperly, I, Sam J. McAllester, III, Substitute Trustee, have this day bargained and sold and by these presents do transfer and convey to its heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being reserved Parcel "A" Spence Lane Industrial Subdivision, Section 2, of record in Book 3842, Page 36, Register's Office.

Land in the 4th Civil District of Davidson County, Tennessee, being described according to a survey by Stanford Engineers & Associates, Inc., dated 1-20-72 as follows:

Beginning at an iron pin on the Westerly side of Spence Lane, The North-easterly corner of said Reserved Parcel "A"; thence 86° 25' West 477.3 feet to a point which is South 44° 19' East 128 feet to a concrete monument; thence South 57° 24' East 437.4 feet to an iron pin on the Westerly side of Spence Lane; thence with the Westerly margin of Spence Lane North 3° 33' East 297.9 feet to the point of beginning.

Being the same property conveyed to Nashville Reefer Service, Inc. by Warranty Deed from Robert H. Farler of record in Book 5704, page 420, Register's Office for Davidson County, Tennessee.

Said property is known as 419 Spence Lane, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Harrison R. Epperly and wife, Donnette J. Epperly, their heirs and assigns, forever.

And I covenant with the said Harrison R. Epperly and wife, Donnette J. Epperly, that I am lawfully seized and possessed of said real estate as Substitute Trustee only, and by the terms of the above mentioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real estate.

I further convenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to Harrision R. Epperly and wife, Donnette J. Epperly, their heirs and assigns, against the lawful claims of any persons claiming by or through me as Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate than I received as Trustee.

Witness my hand this 13th day of April, 1983.

SAM J. McALLESTER, III,
Substitute Trustee

STATE OF TENNESSEE

BOOK 6064 PAGE 76

COUNTY OF DAVIDSON

Personally appeared before me, Renee D. Gentry, a Notary Public in and for the State and County aforesaid, Sam J. McAllester, III, Substitute Trustee, with whom I am personally acquainted, the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: July 27, 1986

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $98,000.00.

AFFIANT

Subscribed and sworn to

before me this 13th day

of April, 1983.

NOTARY PUBLIC

My Commission Expires: July 27, 1986

H50257

IDENTIF. REFERENCE

MAY 28 2 50 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____

BOOK 6064 PAGE 77

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			96000.00- CO	
			264.00 CO TX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK	264.30-
05 10A 05/26/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 0 2 5 7

IDENTIF. REFERENCE

MAY 26 2 50 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 951902