OFFICIAL RECEIPT

This instrument was prepared
by Richard D. Taylor
One Union Street, Nashville, Tn 37201

$0443

4615

10/12 5.00 CHECK

SUBSTITUTE TRUSTEE'S DEED

BOOK 6156 PAGE 103

This indenture made and entered into on this 7th day of October, 1983, by and between Richard D. Taylor, Substitute Trustee, of Nashville, Davidson County, Tennessee, Party of the First Part, and Small Business Administration, an agency of the United States of America, of Nashville, Tennessee, Party of the Second Part.

W I T N E S S E T H

WHEREAS, by Deed of Trust dated January 16, 1978, and recorded in Book 5243, Page 535, Register's Office, Davidson County, Tennessee, Water-Boggan of Nashville, Inc., a Tennessee corporation, conveyed to Harris Gilbert, Trustee, hereinafter described property to secure payment of a promissory note payable to United American Bank in Memphis, now United American Bank of Memphis, by Water-Boggan of Nashville, Inc., a Tennessee corporation, in the original principal sum of FIVE HUNDRED FIFTY THOUSAND AND NO/100 ($550,000.00) DOLLARS; and

WHEREAS, United American Bank of Memphis, formerly United American Bank in Memphis, the owner and holder of the indebtedness due thereon, appointed Richard D. Taylor as Substitute Trustee, which appointment is dated August 5, 1983, and recorded in Book 6115, Page 103, Register's Office, Davidson County, Tennessee; and

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 August 18, 25, and Sept. 1, 1983; and

WHEREAS, pursuant to said notice, First Party did offer said property for sale at the front door of the Metropolitan Court House in Nashville, Tennessee, on September 8, 1983 at or about 12:00 NOON, and Small Business Administration, an agency of the United States of America of Nashville, 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 and said sum of said bid having been paid, the receipt of which is hereby acknowledged.

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:

Being a 4.01, more or less, acre tract of land lying in the 15th Councilmanic District of Davidson County, Tennessee. Said tract further described as being a portion of the Donovan Construction Company property as of record in Book 4627, Page 396, Register's Office of Davidson County, Tennessee.

Beginning at a point lying on the southerly margin of Elzie Miller Road, said point further described as lying 2,087.09 feet east of the easterly right-of-way of Pennington Bend Road, and as being the northwest corner of the Etta W. Fox and Archie W. Conrad, Jr. property as of record in Book 3431, Page 557, Register's Office of Davidson County, Tennessee; thence leaving the said southerly margin of Elzie Miller Road and running with the westerly line of the Etta W. Fox and Archie W. Conrad property south 24 degrees 30 minutes west a distance of 589.64 feet to a point; thence leaving the said westerly line of Etta W. Fox and Archie W. Conrad, Jr. property north 78 degrees 15 minutes west a distance of 272.12 feet to a point; thence north 24 degrees 30 minutes east a distance of 714.56 feet to a point lying on the southerly margin of Elzie Miller road; thence running with the said southerly margin of Elzie Miller Road in an easterly direction around a curve, having a radius of 1051.35 feet, a distance of 274.00 feet to the point of beginning, containing 4.01, more or less acres.

In addition thereto, Grantor grants to Grantee that perpetual right and easement to construct and maintain across and upon that portion of the hereinafter described land of Donovan Construction Company of Minnesota, an underground sewer and water line described as follows, together with any and all rights as conveyed to Grantor by deed in Book 5090, Page 239, Register's Office of Davidson County, Tennessee, pertinent to and running with said land as conveyed to Grantor.

Being a 20 foot sewer and water utility easement, the center line of which is more particularly described as follows:

Beginning at a point in the southerly line of the property as of record in Book 3035, Page 491, said point being 157 feet, more or less, westwardly from the southwest corner of the Etta W. Fox and Archie W. Conrad, Jr. property as of record in Book 3431, Page 557, thence north 5 degrees 30 minutes 35 seconds east a distance of 345.04 feet, more or less, to a point, said point being the southwest corner of the property conveyed in fee simple to Grantees by this instrument.

The 20 foot sewer and water utility easement being measured 10 feet either side of the above-described center line and containing 0.16, more or less, acres.

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 convenant 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.

RICHARD D. TAYLOR
Substitute Trustee

FILED OCT 12 4 15 PM '83
RECEIVED
DAVIDSON COUNTY, TN
REGISTER

IDENTIF. REFERENCE

H 7.9 6 8 5.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Baker, 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 7th day of October, 1983.

Mrs. Ruth M Baker
NOTARY PUBLIC

My commission expires:
7-27-86