SUBSTITUTE TRUSTEE'S DEED

This indenture made and entered into on this 6th day of December, 1985 by and between Richard D. Taylor, Substitute Trustee, of Nashville, Davidson County, Tennessee, Party of the First Part, and The Small Business Administration, an agency of the United States of America, Party of the Second Part.

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W I T N E S S E T H

WHEREAS, by Deeds of Trust dated November 22, 1983, and recorded in Book 6180, Page 693, and Book 6180, Page 686, Register's Office, Davidson County, Tennessee, Rotec International, conveyed to Stephen C. Baker, the hereinafter described property to secure payment of promissory note payable to Union Planters Bank of Nashville, Nashville, Tennessee, in the original principal sum of FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($500,000.00); and

WHEREAS, by assignment dated July 9, 1985, the aforesaid Deeds of Trust were assigned to Small Business Administration; said assignment being recorded in Book 6601, Page 938, Register's Office, Davidson County, Tennessee; 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 October 18, 1985, and recorded in Book 6696, page 494, 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 Deeds of Trust; and

WHEREAS, First Party did advertise said property for sale in accordance with the terms of said Note and Deeds of Trust, notice of same and place of said sale being published in

the Nashville Record

on November 14, 21 and 28, 1985; 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 December 6, 1985 at or about 10:30 a.m.,

and The Small Business Administration of the United States of America,

being the highest and best bidder thereof, became the purchaser of said property at and for the sum of One Hundred Fifty Thousand and no/100's ($150,000.00) Dollars and said sum of said bid having been paid, the receipt of which is hereby acknowledged.

NEW OWNER + NO TAX
U.S. SMALL BUSINESS ADMINISTRATION
404 JAMES ROBERTSON PKWY
NASHVILLE, TN. 37219

MAP- PARCEL
072-05-031
072-05-032

PREPARED BY
SBA.- LEGAL.
1012 PARKWAY TOWERS
404 James Robertson Pkwy
Nashville

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 Lot No. 26 on the Map of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for said County.

Said Lot No. 26 fronts 70 feet on the west side of Ambrose Avenue and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Rotec International, a Tennessee Limited Partnership, by quitclaim deed from John P. Brown, Jr., Trustee, of record in Book 5721, page 202, Register's Office for said County, and by Quitclaim Deed of Correction from Ambrose Manufacturing Company, Inc., Kenneth P. Hackett and wife, Linda F. Hackett, and James B. Robertson and wife, Virginia M. Robertson, of record in Book 6179, page 460, said Register's Office.

Being Lot No. 27 on the Plan of Rothwood, Section One, of record in Book 1424, page 134, Register's Office for said County.

Said Lot No. 27 is situated on the northwesterly corner of the intersection of Ambrose Avenue and a 20-foot alley, fronting 50 feet on the westerly margin of Ambrose Avenue and 160 feet the northerly margin of said alley, said frontages being joined by a curve having a length of 31.4 feet, a radius of 20 feet. Said lot extends back from Ambrose Avenue 180 feet on the northerly line and 70 feet from said alley on the westerly side.

Being the same property conveyed to Rotec International, a Tennessee Limited Partnership, by installment deed from Ben R. Batts, Jr. and wife, Linda Malone Batts, of record in Book 6077, page 393, Register's Office for said County.

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 all equity or other right of 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.

Richard D. Taylor

RICHARD D. TAYLOR
Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF Davidson)

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Personally appeared before me, Karen E. Fairbanks, 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 16 day of December 1985.

Karen E. Fairbanks
Notary Public

My Commission Expires: November 1, 1987

KAREN E. FAIRBANKS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

76902

IDENTIFICATION REFERENCE

FEB 19 3 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN