SUCCESSOR TRUSTEE'S DEED

Address New Owner(s) U. S. Government Small Business Administration Suite 1012, Parkway Towers 404 James Robertson Parkway Nashville, TN 37219	Send Tax Bills To: "Same" NO TAX EXEMPT	Map: 102-7 Parcel: 127 8D 8760

WHEREAS, by Deed of Trust dated March 30, 1984, of record in Book 6262, page 838, Register's Office for Davidson County, Tennessee ("Deed of Trust"), William W. Cook, Jr. conveyed the real property described on attached Exhibit A, which is herein incorporated by reference (the "Property") to Linda B. Hamsley, Trustee ("Trustee"), to secure payment of the indebtedness described in Deed of Trust; and

WHEREAS, the Deed of Trust contains a power in the Trustee and his successors in trust to sell the Property in the event of a default in connection with the indebtedness secured thereby; and

WHEREAS, First American National Bank of Nashville, the lawful holder of th indebtedness, has, pursuant to the powers granted it under the Deed of Trust, removed Linda B. Hamsley as Trustee and has nominated and appointed C. B. Cook of Nashville, Tennessee, as successor Trustee, in said Deed of Trust, which appointment is of record in Book 6816, page 457, Register's Office for Davidson County, Tennessee, and said C. B. Cook is vested with title to the Property for all of the purposes described in the Deed of Trust and is clothed with all the powers, duties, and obligations therein conferred upon the named Trustee; and

WHEREAS, the Indebtedness was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the Indebtedness, the Successor Trustee gave notice of the time and place of sale, all in accordance with the Deed of Trust and the laws of the State of Tennessee, by publishing an advertisement for twenty-eight consecutive days in The Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on April 3, 1986, and thereafter published on April 10, 1986, April 17, 1986, and April 24, 1986, with said notice of sale advertising the sale of the property to be held on May 8, 1986 at 12:00 Noon; and

WHEREAS, on May 8, 1986 at 12:00 Noon at the front (south) door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the Property was offered for sale at public outcry, for cash (or credit upon the indebtednesses secured if the lawful owner and holder thereof was the successful purchaser) and in bar of homestead, elective share, dower, the equity of redemption, the statutory right of redemption, and all other legal rights of the grantor of the Deed of Trust, as provided therein, subject only to liens, easements, encumbrances, property taxes and other matters prior in right to the lien of the Deed of Trust, including but not limited to a Deed of Trust of record in Book 4491, page 469, Register's Office for Davidson County, and the Successor Trustee having received a bid of Forty Thousand and no/100's Dollars ($40,000.00), which bid was the last, highest and best bid, and payment having been made by U. S. Government Small Business Administration. upon the Indebtenness, the receipt of which is hereby acknowledged;

NOW, THEREFORE, In consideration of the foregoing and of the sum bid and paid as herein provided, I, C. B. Cook, Successor Trustee, do hereby bargain, sell, transfer and convey the Property unto U. S. Government Small Business Administration in Nashville, Tennessee, its successors and assigns ("Grantee");

TO HAVE AND TO HOLD the Property, together with the estate, title and interest and all hereditaments, easements, appurtenances, and improvements thereto belonging, to the Grantee in fee simple forever, free from homestead, elective share, dower, the equity of redemption, the statutory right of redemption and all other legal rights or exemptions of the grantor of the Deed of Trust, and subject only to liens, easements, encumbrances, property taxes and other matters that are prior in right to the lien of the Deed of Trust.

I, C. B. Cook, successor Trustee, do hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the Deed of Trust; and, to the extent that I am able to do so as Successor Trustee, and subject only to the matters herein expressly reserved, I hereby warrant the title ot the Property against the claims of all persons claiming by, through or under me as such Successor Trustee, but no further or otherwise.

WITNESS My hand as Trustee on this 8th day of May, 1986.

C. B. Cook, Successor Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned coiunty and state, personally appeared C. B. Cook, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfsactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee named herein, and who further acknowledged that he as such Successor Trustee executed the foregoing instrument (SUCCESSOR TRUSTEE'S DEED) for the purposes therein contained, and who stated, upon oath, that the actual consideration or value, whichever is greater, for this transfer is Forty Thousand Dollars and no/100's Dollars ($40,000.00).

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 8th day of May, 1986.

Evelyn D. Tabor
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

My Commission Expires Sept. 9, 1989

Prepared by
Bass Berry & Sims
1st American Center
Nashville TN 37219

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Charlotte Park Section 26 as of record in Book 3700, page 91, Register's Office for said County.

Said Lot No. 42 fronts 70.0 feet on the southerly side of Upton Ln. and extends back 131.60 feet on the westerly line and 131.50 feet on the easterly line to a dead line in the rear, measuring 70.0 feet thereon. Being the same property conveyed to William W. Cook, Jr. and wife Jeanette R. Cook, deceased, by deed of record in Book 4518, page 385 said Register's Office.

Street Address: 6708 Upton Ln., Nashville, Tn. 37209.

02676

IDENTIFICATION REFERENCE

MAY 20 2 56 PM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN