This Instrument Prepared By:
Hugh C. Howser, Attorney
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Bills to New Owner(s):
Southern Woodenware, Inc.
P. O. Box 317
Mt. Juliet, Tennessee 37122

Map 106 Group _____ Parcel 131

TRUSTEE'S DEED

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WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in a second Deed of Trust, dated August 1, 1984, to Hugh C. Howser, Trustee, executed by Leon Sharber, Trustee, as same appears of record in Book 6351, page 62, Register's Office for Davidson County, Tennessee; and default having been made on the payment, obligation terms and conditions, provided in a Third Deed of Trust, dated October 24, 1985, to Hugh C. Howser, Trustee, executed by Leon Sharber, Trustee, as same appears of record in Book 6702, page 336, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Hugh C. Howser, 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 contained; and

WHEREAS, the entire indebtedness secured by the above referenced instrument 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 October 9, 1986, and subsequent insertions appearing on October 16, 1986, and October 23, 1986, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on November 13, 1986, at 10:30 o'clock a.m., 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 instrument, 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 Southern Woodenware, Inc.; Bernard Barkley; and Joan Barkley at and for the sum of THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 ($325,000.00) DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Southern Woodenware, Inc.; Bernard Barkley; and Joan Barkley, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Hugh C. Howser as Trustee, does hereby grant, bargain, sell and convey to the said Southern Woodenware, Inc., a one-third interest; Bernard Barkley a one-third interest; and Joan Barkley a one-third interest, their heirs, successors 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 Lot No. 10 on the Plan of Plus Park, Section 10, of record in Book 4595, page 76, Register's Office for said County.
>
> Said Lot No. 10 fronts 220 feet on the northerly side of Plus Park Boulevard and runs back between lines 264.00 feet on the westerly side and 204.30 feet on the easterly side to a line in the rear measuring 227.96 feet thereon.
>
> Being the same property conveyed to Leon Sharber, Trustee, by deed of record in Book 5744, page 749, Register's Office for Davidson County, Tennessee.

This is improved property known as 325 Plus Park Boulevard, Nashville, Tennessee 37217.

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 Southern Woodenware, Inc., a one-third interest; Bernard Barkley a one-third interest; and Joan Barkley a one-third interest, their heirs, successors and assigns, in fee simple forever, to whom the said Hugh C. Howser, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but no further or otherwise.

This conveyance is subject to a First Deed of Trust in favor of Provident Trust Company, of record in Book 4741, page 139, Register's Office for Davidson County, said Deed of Trust being subsequently assigned to Kansas City Life Insurance Company of Kansas City, Missouri, by instrument of record in Book 4741, page 143, Book 4741, page 144, and Book 4741, page 146, said Register's Office.

IN WITNESS WHEREOF, Hugh C. Howser, as Trustee, has executed this instrument on the 25th day of November, 1986.

Hugh C. Howser Trustee

HUGH C. HOWSER
TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hugh C. Howser, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 25th day of December, 1986.

Barbara L. Warren

NOTARY PUBLIC

My commission expires: 5/13/90

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 $325,000.00.

Hugh C. Howser

Affiant

Sworn to and subscribed before me,
this 25th day of Nov, 1986.

Barbara L. Warren

Notary Public

My commission expires: 5/13/90

RECEIVED FOR RECORD
DAVIDSON COUNTY, TENN.
DEC 17 11 33 AM '86
REGISTER'S OFFICE

7 3 8 9 3

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

RECEIVED OF _____

FOR _____

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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

325000.00- CONT.
910.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 916.50-
08:30A 12/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73893

IDENTIFICATION REFERENCE

DEC 17 11 33 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 23901