This instrument prepared by:
Bradley A. MacLean
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Hooker Investments, Ltd.	Same	93-13-143
and Arthur B. Hancock, III		93-13-142
Suite 1701		93-13-551
One Commerce Place		
Nashville, TN 37239		

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 5 day of February, 1987, by and between BRADLEY A. MacLEAN, Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and HOOKER INVESTMENTS, LTD. and ARTHUR B. HANCOCK, III, as tenants in common.

WHEREAS, by Deed of Trust dated the 6th day of November, 1981, of record in Book 5822, page 190, Register's Office for Davidson County, Tennessee, Fred L. Foster and wife, Lisa L. Foster conveyed to Ernest E. Hyne, II, Trustee, the hereinafter described real estate, to secure payment to Hooker Investments, Ltd. and Arthur B. Hancock, III of Notes dated August 21, 1981 and November 6, 1981, in the original principal amount of Five Hundred Sixty Thousand and No/100 Dollars ($560,000.00) (herein collectively referred to as the "Note"); and

WHEREAS, Ernest E. Hyne, II, was unable to serve as such Trustee and the lawful holder of the Note, Hooker Investments, Ltd. and Arthur B. Hancock, III appointed Bradley A. MacLean to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 6966, page 213, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and notice was given of such

default to Fred L. Foster and wife, Lisa L. Foster in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in the Nashville Record that the property would be sold at 10:30 a.m. o'clock on February 5, 1987, at the South door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on January 15, January 22 and January 29, 1987, and sent a copy of such notice to Fred L. Foster and wife, Lisa L. Foster and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Hooker Investments, Ltd. and Arthur B. Hancock, III, at the price of Two Hundred Five Thousand and 00/100 Dollars ($205,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Bradley A. MacLean, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Two Hundred Five Thousand and 00/100 Dollars ($205,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Hooker Investments, Ltd. and Arthur B. Hancock, III, as tenants in common, their heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

All of the interest of Fred L. Foster (consisting of a one-half undivided interest) in the following property:

Lot No. 1

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of the O. B. Hayes' First Plan of Small Lots, as of record in Plan Book No. 1, page 69, Chancery Court at Nashville, described as follows:

Said Lot No. 18 fronts 50 feet on the westerly side of the 16th Avenue South, formerly Bellemain Avenue, and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Fred Foster (being the same as Fred L. Foster) and Robert J. Beckham as tenants in common by Deed of record in Book 5054, page 96, Register's Office for Davidson County.

Lot No. 2

A tract of land in Davidson County, Tennessee, being the northern one-half (1/2) of Lot 17 of O. B. Hayes First Plan of Small Lots in West Nashville as of record in Plan Book 1, page 69, Chancery Court of Nashville, Tennessee.

Starting at a point at the intersection of the west right-of-way of 16th Avenue, South, now Music Square East, and the south right-of-way of Hawkins Street and being the northeast corner of Lot 13 on O. B. Hayes First Plan of Small Lots; thence, S 08° 51' W along the west right-of-way on 16th Avenue South a distance of 200' to an iron pin which is the point of beginning and proceeding as follows: N 82° 31' W, a distance of 150.0' along the line between Lot 16 and Lot 17 of O. B. Hayes First Plan of Small Lots to an iron pin in the east right-of-way of an alley, thence S 08° 51' W, a distance of 25.0' with the east right-of-way of said alley to an iron pin, thence S 82° 39' E, a distance of 150.0' to an iron pin in the west right-of-way of 16th Avenue South, thence N 08° 51' E, a distance of 25.0' along the west right-of-way of 16th Avenue South, to the point of beginning and containing 0.086-acres as per survey by Freeman & Morris, Inc., Consulting Engineers, Nashville, Tennessee, October 14, 1975.

Being the same property conveyed to Fred L. Foster and Robert J. Beckham by Deed of record in Book 5822, page 187, Register's Office for Davidson County.

Lot No. 3

Being the southern one-half (1/2) of Lot 17 of O. B. Hayes First Plan of Small Lots in West Nashville, as of record in Plan Book 1, page 69, Chancery Court of Nashville, Tennessee. Starting at a point at the intersection of the west right-of-way of 16th Avenue South, now Music Square East, and the south right-of-way of Hawkins Street and being the northeast corner of Lot 13 on O. B. Hayes First Plan of Small Lots; thence, South 08° 51' West along the west

right-of-way of 16th Avenue South a distance of 225' to an iron pin which is the point of beginning and proceeding as follows:

North 82° 39' West, a distance of 150.0' to an iron pin in the east right-of-way of an alley, thence; South 08° 51' West, a distance of 25.0' with the east right-of-way of said alley to an iron pin, thence; 82° 39' East, a distance of 150.0' with the line between Lot 17 and Lot 18 O. B. Hayes First Plan of Small Lots to a nail in concrete wall, thence North 08° 51' East, a distance of 25.0' with the west right-of-way of 16th Avenue South to the point of beginning, as per survey by Freeman & Morris, Inc., Consulting Engineers, Nashville, Tennessee, October 14, 1975.

Being the same property conveyed to Fred L. Foster and Robert J. Beckham by Deed of record in Book 4985, page 324, Register's Office for Davidson County.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of rights of redemption, homestead, dower and other rights expressly waived in the deed of trust, but only to the extent provided in said deed of trust. No representation or warranty is made concerning what statutory right of redemption, if any, may or may not have been waived in the deed of trust. This sale is subject to any statutory right of redemption that might not have been waived in the deed of trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Rights or claims of parties in possession.

(6) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(7) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

Bradley A MacLean

BRADLEY A. MacLEAN,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lucie W. Cammack a Notary Public of the State and County aforesaid, personally appeared BRADLEY A. MacLEAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 5 day of February, 1987.

Lucie W. Cammack
Notary Public

My commission expires: 7-10-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Five Thousand and 00/100 Dollars ($205,000.00).

Bradley A MacLean
Affiant

Subscribed and sworn to before me this the 5 day of February, 1987.

Lucie W. Cammack
Notary Public

My commission expires: 7-10-90

90857

IDENTIFICATION REFERENCE

FEB 5 11 00 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0647N/2-05-87

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

RECEIVED OF _____

FOR _____

BOOK 7128 PAGE 659

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

205[illegible] C- CAMT
574.00 STAX
.50 PRFE
15.00 WDS
CHECK 589.50-
7:56A02/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90857

IDENTIFICATION REFERENCE

FEB 5 11 00 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42594