SUBSTITUTE TRUSTEE'S DEED MAP 81-7 Parcel 95 Am

This indenture made and entered into on this 6th day of May, 1987 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, Party of the Second Part.

WITNESSETH BOOK 7248 PAGE 488

WHEREAS, by Deeds of Trust dated April 24, 1969, and recorded in Book 4341, page 814, Register's Office, Davidson County, Tennessee, MPM Food Service, Inc., conveyed to James B. Watson and by Deeds of Trust dated May 1, 1969, and recorded in Book 4609, page 278, Register's Office, Davidson County, Tennessee, MPM Food Service, Inc., conveyed to M. G. Ferguson, the hereinafter described property to secure payment of promissory note dated April 24, 1969 payable to Citizens Savings Bank & Trust Company, Nashville, Tennessee, in the original principal sum of SIXTY THOUSAND AND NO/100 DOLLARS ($60,000.00); and

WHEREAS, by assignment dated May 8, 1979, the aforesaid Deeds of Trust were assigned to Small Business Administration; said assignment being recorded in Book 5432, page 862, 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 February 24, 1987 and recorded in Book 7162, page 295, 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, Davidson County, Tennessee on March 19, 26; April 2, 9, 1987; 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 April 21, 1987 at or about 12:00 o'clock noon, and the Small Business Administration of _____, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Twenty-Five Thousand and no/100 ($25,000.00) Dollars and said sum of said bid having been paid, the receipt of which is hereby acknowledged.

ADDRESS of New Owner
SMALL BUSINESS ADMIN.
1012 PARKWAY TOWERS
NASHVILLE TN 37219

Prepared by:
Richard Clippard, Attorney
Small Business Administration
1012 Parkway Towers
Nashville, TN 37219

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 the easterly half of Lot No. 1 on the Map of Ira Crandall's Subdivision, as of record in Book 17, page 297, Register's Office for said County, described as follows:

Beginning at the northwest corner of 12th Avenue, North, formerly Sangster Street, and Clay Street; thence with the westerly margin of 12th Avenue North, northwardly 100 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly 65 feet; thence at right angles, southwardly 100 feet to the northerly margin of Clay Street; thence with said Street, eastwardly 65 feet to the beginning; together with all improvements, structurs, buildings now situate thereon and all other structures, and improvements that may hereafter be erected, constructed or placed thereon.

Being the same real property conveyed to Lewis Dean Wallace and wife, Margaret L. Wallace by deed from B. R. Wallace and wife, Evelyn Wallace of record in book 3972, page 668, 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 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
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, 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 6th day of May 1987.

Notary Public

My Commission Expires: 3/11/90

29837

IDENTIFICATION REFERENCE

MAY 27 11 15 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN