Box 41

This instrument prepared by:
Elizabeth M. Adams
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 7272 PAGE 765

Address New Owner(s) as Follows:

Williamson County Bank
P. O. Box 220
Franklin, TN 37064

Send Tax Bills To: Same

Map Parcel No.: 93-13-1.53

Field Book No.: 10W-04890

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this the 18th day of June, 1987, by and between ELIZABETH M. ADAMS, Successor Trustee (hereinafter referred to as "Successor Trustee"), and WILLIAMSON COUNTY BANK.

WHEREAS, by Deed of Trust dated the 25th day of November, 1983, of record in Book 6184, page 641, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), JACO, INC., conveyed to JOHN B. HARDCASTLE, Trustee, the hereinafter described real estate, to secure payment to NASHVILLE CITY BANK AND TRUST CO. of a Note dated November 25, 1983, in the original principal amount of Six Hundred Fifty Thousand and No/100 Dollars ($650,000.00) (the "Note"); and

WHEREAS, B. ANTHONY SAUNDERS was appointed as Successor Trustee by an instrument of record in Book 6878, page 512, Register's Office for said County; and

WHEREAS, the Note and Deed of Trust were assigned by NASHVILLE CITY BANK AND TRUST CO. to WILLIAMSON COUNTY BANK by an Assignment of Deed of Trust of record in Book 6977, page 867, said Register's Office; and

WHEREAS, WILLIAMSON COUNTY BANK, as the lawful holder of the Note and beneficiary of the Deed of Trust, appointed ELIZABETH M. ADAMS to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 7245, page 495, 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 JACO, INC., 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 Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the Nashville Record that the property would be sold at 11:00 a.m. o'clock on June 18, 1987, at the South door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on May 28, June 4 and June 11, 1987, and sent a copy of such notice to JACO, INC., and following such notice the default was not cured; and

WHEREAS, due notice of such sale was given to the District Director of the Internal Revenue Service, who had filed federal tax liens on said property, as required by law; and

WHEREAS, due notice of such sale was given to the Tennessee Department of Revenue and to the Tennessee Department of Employment Security who had filed state tax liens on said property, as required by law; and

WHEREAS, the Successor 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 WILLIAMSON COUNTY BANK, at the price of Eight Hundred Thousand and 00/100 Dollars ($800,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, ELIZABETH M. ADAMS, Successor Trustee as aforesaid, in consideration of the premises and the sum of Eight Hundred Thousand and 00/100 Dollars ($800,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by

these presents do transfer and convey unto WILLIAMSON COUNTY BANK, its 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:

> Land in Davidson County, Tennessee, being the southerly 42 feet front and 39.1 feet rear of Lot No. 58 and all of Lot No. 59 on the Plan of Sigler's Addition, as of record in Plan Book 1, page 4, Chancery Court at Nashville, described according to a survey made by James A. Hamilton Jr. Surveyor, dated August 15, 1968, as follows:
>
> Beginning at a cut in the sidewalk at the northeast intersection of 16th Avenue South and South Street; thence with the margin of 16th Avenue South, northwardly 128 feet; thence eastwardly 164.9 feet to the westerly margin of an alley; thence with the margin of same, southerly 125.1 feet to an iron pin in the northerly margin of South Street; thence with the margin of South Street, westerly 163.4 feet to the beginning.
>
> Being the same property conveyed to Rebs, Inc. by deed from Jaco, Inc. of record in Book 6977, page 870, said Register's Office for Davidson County, Tennessee.
>
> Leasehold interest is vested in Elf Communications, Inc. by Assignment of Lease and Consent of record in Book 6508, page 409, from MetroGeneral Communication of Nashville, Inc. Register's Office for Davidson County, Tennessee.

The street address of the property is 48 Music Square East, Nashville, Tennessee 37203.

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.

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) Any rights of redemption or otherwise held by the Internal Revenue Service.

(6) Any rights of redemption or otherwise held by the Tennessee Department of Revenue or the Tennessee Department of Employment Security.

(7) Rights or claims of parties in possession.

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

(9) 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 Successor Trustee on this the day and date first above written.

Elizabeth M. Adams
ELIZABETH M. ADAMS,
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Suzanne M. Mosher, a Notary Public of the State and County aforesaid, personally appeared ELIZABETH M. ADAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of June, 1987.

Suzanne M. Mosher
Notary Public

My commission expires: Sept. 2, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Eight Hundred Thousand and 00/100 Dollars ($800,000.00).

Elizabeth M. Adam
Affiant

Subscribed and sworn to before me this the 10th day of June, 1987.

Suzanne M. Hinton
Notary Public

My commission expires: Sept. 9, 1989

NOTARY PUBLIC DAVIDSON COUNTY

37911

IDENTIFICATION REFERENCE

JUN 18 3 50 PM '87

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

RECEIVED OF _____

FOR _____

BOOK 7272 PAGE 770

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
			800000.00- CAMA	
			2240.00 CSTAX	
			.50 PRFEE	
			15.00 WDFEE	
			CHECK 2255.50-	
			0978A06/18/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37918

IDENTIFI REFERENCE

JUN 18 3 50 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 95241