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

File #6

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Third National Bank in Nashville 201 Fourth Avenue, N. Nashville, TN 37244	Third National Bank in Nashville 201 Fourth Avenue, N. Nashville, TN 37244	144-2-2 Field Book No. BM-9800

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 18th day of April, 1989, by and between Julian L. Bibb, Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and THIRD NATIONAL BANK IN NASHVILLE.

WHEREAS, by Deed of Trust dated the January 30, 1987, of record in Book 7127, page 755, Register's Office for Davidson County, Tennessee, The Hawthorne Corporation conveyed to Paul R. White, Trustee, the hereinafter described real estate, to secure payment to Third National Bank in Nashville of a Note dated January 30, 1987, in the original principal amount of Seven Hundred Eight Thousand Dollars ($708,000); and

WHEREAS, Paul R. White was unable to serve as such Trustee and the lawful holder of the Note, Third National Bank in Nashville, appointed Julian L. Bibb to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 7396, page 171, 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 The Hawthorne Corporation, 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 10:00 o'clock a.m. on Tuesday, April 18, 1989, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on March 23 and 30, 1989 and April 6 and 13, 1989, and sent a copy of such notice to The Hawthorne Corporation 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 THIRD NATIONAL BANK IN NASHVILLE, at the price of $708,000, this being the highest, last and best bid.

NOW, THEREFORE, I, Julian L. Bibb, Substitute Trustee as aforesaid, in consideration of the premises and the sum of $708,000, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto THIRD NATIONAL BANK IN NASHVILLE, its 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:

> A tract of land in Davidson County, Tennessee, being Lot No. 1 on the Revised Plan of the Dan W. Maddox Property, of record in Book 5200, page 164, Register's Office for said County described as follows:
>
> Beginning at a monument in the easterly margin of Chickering Road, said monument being the original northwest corner of the Dan W. Maddox Property and being the southwest corner of the George N. Bullard Property; thence with a segment of the south line of Bullard south 86° 30' east 1187.5 to a monument, said monument being a common corner of Lots Nos. 1 and 2 on said plan; thence south 3° 0' west 348.07 feet to a monument; thence north 86° 30' 18" west 1230.21 feet to a monument in the easterly margin of Chickering Road; thence with said easterly margin of Chickering Road north 10°

0' east 350.43 feet to the point of beginning, containing according to said plan 9.66 acres, more or less.

Together with an ingress and egress easement for driveway purposes over that portion of Lot No. 2 on said plan which lies an existing driveway, as shown on said plan in Book 5200, page 164, Register's Office for Davidson County, Tennessee. Said easement over Lot No. 1 is appurtenant to and runs with Lot No. 1 and together with easements granted and reserved by the grantor and grantee for existing light, gas, water and other public utility lines for the benefit of Lots 1 and 2 on said revised plan as contained in Installment Deed of record in Book 5620, page 196, Register's Office for said County.

Being the same property conveyed to The Hawthorne Corporation, a North Carolina Corporation by Deed from Dan W. Maddox and wife, Margaret Maddox, of record in Book 5620, page 196, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of the statutory right of redemption, homestead, dower and all other exemptions and marital rights as provided in, 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 other liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(6) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(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.

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

Julian L. Bibb, Substitute Trustee
Julian L. Bibb,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kay Sandusky, a Notary Public of the State and County aforesaid, personally appeared Julian L. Bibb, 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 18th day of April, 1989.

Kay Sandusky
Notary Public

My commission expires: 11/10/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $708,000.00.

Affiant

Subscribed and sworn to before me this the 18th day of April, 1989.

Notary Public

My commission expires: 10-9-91

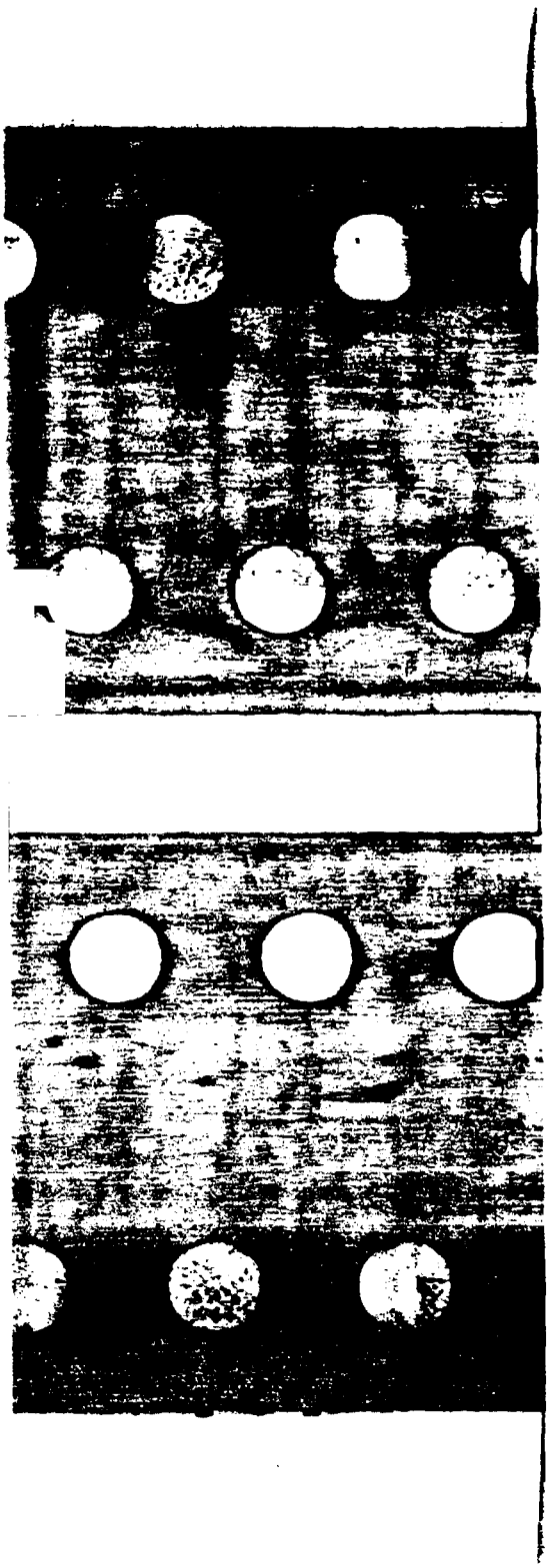
25800

APR 18 12 07 PM '89

-4-

6837 04/18 0101 03CHECK 2348.90

1552Z/04-18-89



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

RECEIVED OF _____

FOR _____

BOOK 7819 PAGE 432

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
708000.00
CON TX 2336.40
PRFEE 0.50
WDEED 12.00
TOTAL 2348.90
CHECK 2348.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/18/89 01 12:08 0001 6837

25800.

IDENTIFICATION

APR 18 12 08 PM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 201213