Buyer Charles J. Bradley 810 Kensington Place Nashville, Tenn 37216 — Tax Bill Same

Map 71-6 Par 83

SUBSTITUTE TRUSTEE'S DEED

This indenture made and entered into on this 13th day of September, 1989 by and between Richard D. Taylor, Substitute Trustee, of Nashville, Davidson County, Tennessee, Party of the First Part, and Charles J. Bradley, of Nashville, Tennessee, Party of the Second Part.

BOOK 7941 PAGE 328

W I T N E S S E T H

WHEREAS, by Deed of Trust dated February 3, 1982, and recorded in Book 5848, page 871, Register's Office, Davidson County, Tennessee, James E. Hawkins and wife, Barbara J. Hawkins, conveyed to Dale L. Stegall, Trustee, the hereinafter described property to secure payment of a promissory Note payable to First Tennessee Bank, National Association, Nashville, Tennessee, in the original principal sum of Four Hundred Seventeen Thousand Six Hundred and No/100 dollars ($417,600.00); and

WHEREAS, by Assignment dated May 16, 1986, the aforesaid Deed of Trust was assigned to Small Business Administration; said Assignment being recorded in Book 6865, page 653, 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 June 23, 1989, and recorded in Book 7886, page 128, 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 Deed of Trust; and

WHEREAS, First Party did advertise said property for sale in accordance with the terms of said Note and Deed of Trust, notice of same and place of said sale being published in the Nashville Record on July 20, 27, August 3, 10, 1989; 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 September 7, 1989 at or about 11:00 o'clock a.m., and Charles J. Bradley of Nashville, Tennessee, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Two Hundred Five Thousand ($205,000.00) Dollars and said sum of said bid having been paid, the receipt of which is hereby acknowledged.

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

Prepared by: Richard Taylor
Union Street
Nashville, TN

Party of the Second Part, the following-described real property situate in Davidson County, Tennessee, to-wit:

See Exhibit "A" attached hereto.

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 all equity or right of redemption, 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

6078 09/19 0101 03CHECK 686.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tracy L. Arrington, 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 13th day of September 1989.

Tracy L. Arrington
Notary Public

My Commission Expires: 10-9-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF Sept 1989.

Deputy Register

T. ARRINGTON NOTARY PUBLIC

6 7 2 9 9

IDENTIFICATION REFERENCE

SEP 19 10 39 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A

Being a parcel of land in the First Civil District of Davidson County, Tennessee, located on the north side of Trinity Lane, being Lot No. 1 as shown on Section One, Subdivision of 315 West Trinity Lane, as of record in Book 5190, Page 596, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the northerly margin of Trinity Lane, said point being 50 feet westerly of the southwesterly corner of the property, conveyed to George B. Hussey ex. ux., from C. D. Berry, IV, Trustee with Full Power, as of record in Book 5394, Page 826, R.O.D.C.

Thence, with the north margin of said Trinity Lane with a curve to the right 141.48 feet to a point, said curve having a radius of 2,834.79 feet, a central angle of 02° 51' 34", a tangent distance of 70.75 feet and a chord of N 85° 19' W, 141.46 feet;

Thence, continuing with said margin S 06° 06' W, 5.00 feet to a point;

Thence, with a curve to the right 73.46 feet to a point, said curve having a radius of 2,839.79 feet, a central angle of 01° 28' 55", a tangent distance of 36.73 feet, and a chord of N 83° 09' W, 73.45 feet.

Thence, leaving said margin, N 04° 09' E, 150.22 feet to a concrete monument;

Thence, S 85° 51' E, 215.00 feet to a concrete monument;

Thence, S 04° 09' W, 150.00 feet to the point of beginning;

Containing 32,395 square feet or 0.74 acre more or less.

Included in the above description, but expressly exluded therefrom, is a 5-foot right-of-way dedication and being more particualrly described as follows:

Beginning at a point in the north margin of Trinity Lane, said point being the southwest rly corner of the above described tract;

Thence, leaving said margin N 04° 09' E, 5.01 feet to a point;

Thence, with the northerly line of said dedication with a curve to the left 73.63 feet to a point in the present northerly margin of Trinity Lane, said curve having a radius of 2,834.79 feet, a central angle of 01° 29' 17", a tangent distance of 36.82 feet, and a chord of S 83° 09' E, 73.62 feet;

Thence, with said margin S 06° 06' W, 5.00 feet to a point;

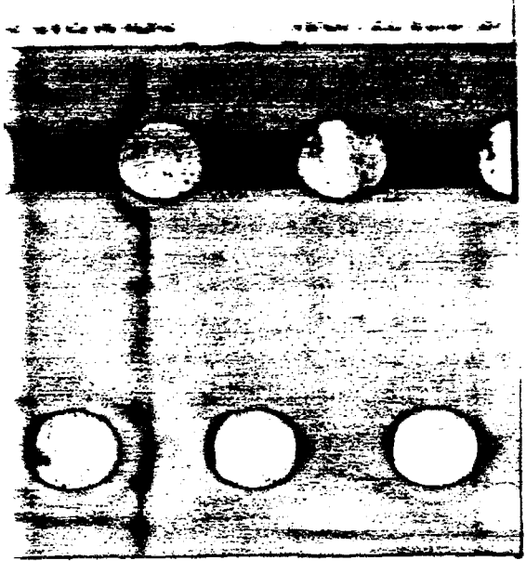
Thence, continuing with said margin with a curve to the right 73.46 feet to the point of beginning, said curve having a radius of 2,839.79 feet, a central angle of 01° 28' 55", a tangent distance of 36.73 feet, and a chord of N 83° 09' W, 73.45 feet.

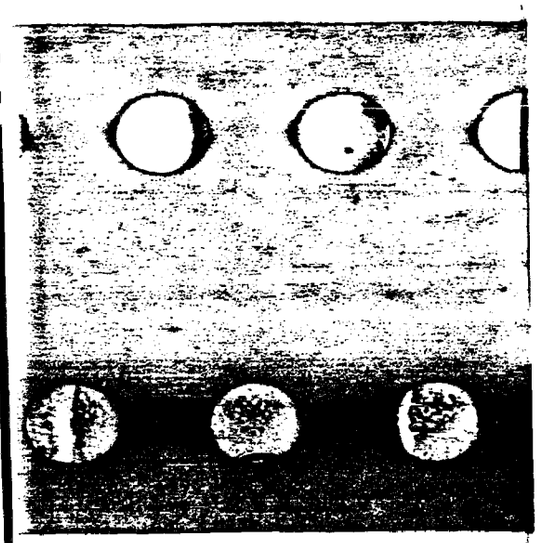
Said dedication contains 368 square feet or 0.008 acre, more or less.

The above described parcel is subject to the following:

1. A 10-foot slope easement along the easterly boundary line.

2. A 10-foot Public Utility Easement along the westerly and northerly boundary lines.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7941 PAGE 331

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	
				205000.00
			CON TX	676.50
			PRFEE	1.00
			MDEED	9.00
			TOTAL	686.50
			CHECK	686.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/19/89 01 10:39 0001 6078

6.7.2.9.9.

IDENTIFICATION REFERENCE

SEP 19 10 39 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250056