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 Boyde Jones and wife, Patricia Ann Jones of Nashville, Tennessee, Party of the Second Part.

WITNESSETH BOOK 7942 PAGE 267

WHEREAS, by Deed of Trust dated June 10, 1988, and recorded in Book 7571, page 99, Register's Office, Davidson County, Tennessee, Earl Ferrell and wife, Zetta Ferrell, conveyed to Jeffrey W. Combos, the hereinafter described property to secure payment of promissory note payable to First American National Bank, Nashville, Tennessee, in the original principal sum of SIX HUNDRED THOUSAND AND NO/100 DOLLARS ($600,000.00); and

WHEREAS, by assignment dated June 22, 1989, the aforesaid Deed of Trust was assigned to Small Business Administration; said assignment being recorded in Book 7872, page 702, 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 30, 1989, and recorded in Book 7886, page 130, 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, Nashville, Tennessee 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 1:00 o'clock p.m., and Boyde Jones and wife, Patricia Ann Jones 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 and 00/100 ($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 Party of the Second Part, the following-described real property situate in Davidson County, Tennessee, to-wit:

81-7-309 Lot 7
81-11-409 Lot 3
81-11-411 Lot 4,5

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 3 in W. S. Settle's Subdivision of Lot No. 7 of the Woodard Property, as of record in Book 57, page 132, said Register's Office.

Said Lot No. 3 fronts 53 1/2 feet on the north side of Buchanan Street, formerly Hyde's Ferry Turnpike and runs back with the westerly margin of 14th Avenue North 176 feet to an alley on which it measures 53 feet.

Being the same property conveyed to Earl Ferrell and wife, Zetta Ferrell by deed from Lewis Dean Wallace, Sr. and wife, Margaret L. Wallace of record in Book 7571, page 92, Register's Office for Davidson County, Tennessee.

TRACT 2:
Being Lot Nos. 4 and 5 on the map of W. S. Settle's Subdivision of Lot No. 7 of the Woodard property, as of record in Book 57, page 132, Register's Office for said County.

Said lot Nos. 4 and 5 front together 103 1/2 feet on the northerly side of Buchanan Street, formerly Hydes Ferry Pike and run back 162.8 feet, more or less, on the easterly line and 140 1/2 feet on the westerly line with the easterly margin of 14th Avenue North, formerly Alberta Avenue, to an alley, measuring 101 1/2 feet thereon.

Being the same property conveyed to Earl Ferrell and wife, Zetta Ferrell by deed from Wallace Foods, Inc. of record in Book 7571, page 95, Register's Office for Davidson County, Tennessee.

TRACT 3:
Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Settle's Subdivision of Lot No. 7 of the Woodard Property as of record in Book 57, page 132, Register's Office for said County.

Said Lot No. 7 fronts 45 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between lines 140 feet on the northerly line and 130 feet, more or less, on the southerly line to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Earl Ferrell and wife, Zetta Ferrell by QUITCLAIM DEED from Lewis Dean Wallace and wife, Margaret Wallace of record in Book 7571, page 97, Register's Office for Davidson County, Tennessee.

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



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

TRACY L. ARRINGTON NOTARY PUBLIC TENNESSEE

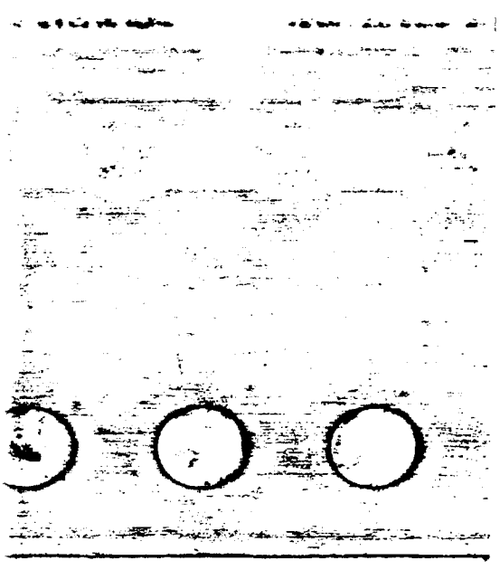
Buyer - Send tax Bills to:
Boyde Jones
904 Buchanan
Nashville, TN 37208

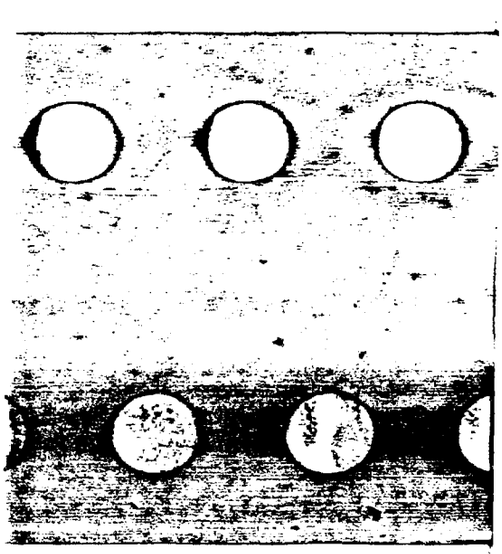
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 205,000
Boyde W. Jones
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF Sept 1989.
Deputy Register

RUSH
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
SEP 20 10 57 AM '89
IDENTIFICATION REFERENCE
6.7.6 3 0.

6475 09/20 0101 03CHECK 686.50

Prepared by:
Richard D. Taylor
Trustee
C/O Small Business Admn
1012 Parkway Towers
Nashville, TN 37219





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

RECEIVED OF _____

FOR _____

BOOK 7942 PAGE 270

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
WDEED 9.00
TOTAL ~~686.50~~
CHECK ~~686.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/20/89 01 10:58 0001 6475

6.7.6 3 0

IDENTIFT REFERENCE

SEP 20 10 57 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250449