File 17

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

M. NORRIS JENKINS

Substitute Trustee

Map 181
Parcel 16 & 20

SUBSTITUTE TRUSTEE'S DEED

TO: MRS. J. H. BYRD
P.O. BOX 1989
NOLENSVILLE Rd.
37135

BOOK 7970 PAGE 545

WHEREAS, by Deed of Trust executed August 15, 1988, and recorded in Book 7629, page 589, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from S & L Amusement, Incorporated and Zane A. Davis (Mortgagors) to William B. Drescher, Trustee, to secure payment of a Deed of Trust Note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagors, their heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, said Deed of Trust further provides that in the event said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, Mrs. J. H. Byrd is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 7629, page 589, Register's Office of said County; and

WHEREAS, Mrs. J. H. Byrd did appoint M. Norris Jenkins as Substitute Trustee by instrument of record in Book 7924, page 455, Register's Office for said County, vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the south door of the Courthouse for said County in Nashville, Tennessee, on Monday, October 30, 1989, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and MRS J. H. BYRD was the highest and best bidder for cash, said bid being in the amount of $673,046.35

NOW THEREFORE, I, M. Norris Jenkins, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to MRS. J. H. BYRD, HER successors and assigns forever, that certain land described as follows:

Land on Nolensville Road (U.S. 31A) in the 31st Councilmanic District of Nashville, Davidson County, Tennessee and described according to a survey by Walter Davidson and Associates as follows:

Beginning at an Iron Rod in the Northeastern Right of Way of Nolensville Road (U.S. Highway 31A), said iron rod being North 21 degrees 06 minutes 37 seconds West a distance of feet 456.66 more or less from the northeast corner of the bridge over Mill Creek; thence with said Right of way along a curve to the left having a radius of 2900.00 feet an arc length of 91.73 feet and a chord of 91.72 feet along a bearing of North 28 degrees 24 minutes 44 seconds West to an iron rod; thence continuing with said Right of Way North 29 degrees 19 minutes 06 seconds West a distance of 879.30 feet to an iron rod; thence leaving said right of way along a bearing of North 59 degrees 16 minutes 55 seconds East a distance of 170.15 feet to an iron rod; thence North 27 degrees 41 minutes 33 seconds West a distance of 62.86 feet to an iron rod; thence North 59 degrees 14 minutes 17 seconds East a distance of 244.01 feet to a fence corner post; thence North 4 degrees 42 minutes 09 seconds East a distance of 1012.73 feet to an 18 inch Cedar tree in a fence corner; thence South 81 degrees 22 minutes 30 seconds East a distance of 1281.16 feet to a spike in the root of an 72 inch Oak tree in a bend in a fence; thence South 83 degrees 43 minutes 56 seconds East a distance of 386.80 feet to an iron rod in the corner of a stone wall; thence South 68 degrees 05 minutes 59 seconds East a distance of 991.17 feet to an iron rod in a fence corner; thence South 5 degrees 47 minutes 20 seconds West a distance of 847.42 feet to an iron rod; thence North 83 degrees 46 minutes 48 seconds West a distance of 1325.84 feet to a fence corner post; thence South 16 degrees 10 minutes 29 seconds West a distance of 485.43 feet to an iron rod in a fence line; thence South 69 degrees 53 minutes 17 seconds West a distance of 1030.47 feet to the point of beginning containing 87.131 acres (3,795,450.00 Square feet) more or less.

Being the same property conveyed to S & L Amusement, Incorporated and Zane A. Davis by deed of record in Book 7629, page 585, Register's Office for Davidson County, Tennessee.

It is the intention and purpose of M. Norris Jenkins, Substitute Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all

of such warranties and covenants are made by him as Substitute Trustee and not individually. This sale is in accordance with the Federal Housing and Community Development Act of 1987, Section 569 Sub(2)(B) and there is no right of redemption in the mortgagor or any other person.

IN WITNESS WHEREOF, I, M. Norris Jenkins, Substitute Trustee, have executed this deed of conveyance this 30th day of October, 1989, by subscribing hereto my official signature.

77507

IDENTIF. REFERENCE

OCT 30 11 23 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

M. NORRIS JENKINS

Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, M. Norris Jenkins, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 30th day of October, 1989, at Nashville, Tennessee.

My Commission Expires:

7-24-93

NOTARY PUBLIC

9881 10/30 0101 03CHECK 2230.90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $673,046.38, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

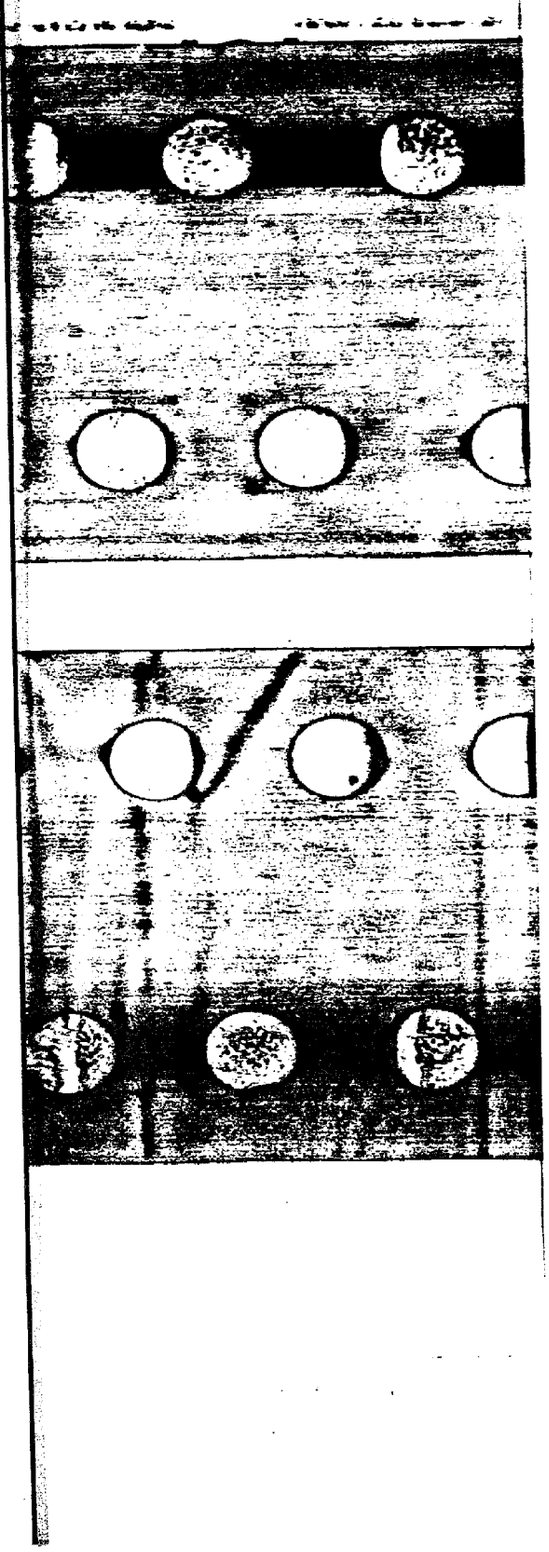
AFFIANT

Sworn to and subscribed before me this 30th day of October, 1989, at Nashville, Tennessee.

~~My Commission Expires:~~

~~NOTARY PUBLIC~~

NEW OWNER:
SEND TAX BILLS TO: MRS. J. H. BYRD
P.O. BOX 1989
NOLENSVILLE, TN. 37135



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

RECEIVED OF _____

FOR _____

BOOK 7970 PAGE 548

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 673046.38
CON TX 2220.90
PRFEE 1.00
WDEED 9.00
TOTAL 2230.90
CHECK 2230.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/30/89 01 123 0001 9881

77507

IDENTIF. REFERENCE

OCT 30 11 23 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 261983