Prepared by: Richard D Taylor
One Union Street
Nashville TN
37219

SUBSTITUTE TRUSTEE'S DEED

This indenture made and entered into on this 23rd day of August, 1990 by and between Richard D. Taylor, Substitute Trustee, of Nashville, Davidson County, Tennessee, Party of the First Part, and Small Business Administration ~~or~~ an Agency of the United States, Party of the Second Part.

W I T N E S S E T H

WHEREAS, by Deed of Trust dated April 25, 1988, and recorded in Book 7529, page 38, Register's Office, Davidson County, Tennessee, Joseph F. Bond and wife, Elaine Bond, conveyed to Henry Hill, Jr., Trustee, the hereinafter described property to secure payment of a promissory Note payable to Citizens Savings Bank and Trust Company, Nashville, Tennessee, in the original principal sum of One Hundred Fifteen Thousand and No/100 dollars ($115,000.00); and

WHEREAS, by Assignment dated March 30, 1989, the aforesaid Deed of Trust was assigned to Small Business Administration; said Assignment being recorded in Book 7835, page 495, 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 28, 1990, and recorded in Book 8146, 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 on June 12, 19, 26, and August 2, 1990; 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 August 15, 1990 at or about 12:00 o'clock Noon, and Small Business Administration ~~or~~ an Agency of the United States being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Sixty-Three Thousand and 00/100 ($63,000.00) 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:

Being Lots 23 and 24 on the plat of the subdivision of the Joe Browne Estate as of record in Book 843, page 107, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 23 and 24 front together 115 feet on the westerly side of Jones Avenue and run back 93 feet 1 inch on the northerly line and 90 feet on the southerly line with the northerly margin of Mile End Avenue to an alley, measuring 115 feet thereon.

Being the same property conveyed to Joseph Bond by deed from E. Howard Fisher of record in Book 7245, page 448, Register's Office for Davidson County, Tennessee.

Joseph Bond and Joseph F. Bond are one and the same person.

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 23rd day of August 1990.

Tracy L. Arrington
Notary Public

My Commission Expires: 10-9-91

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IDENTIFICATION

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FILED & RECORDED

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