THIS INSTRUMENT PREPARED BY: B. Anthony Saunders, Attorney at Law, Seventh Floor, First American Center, Nashville, Tennessee 37237-0721

Address of New Owner:	Send Tax Statements To:	Map & Parcel:
C & M Enterprises	Same	72-13-394
P.O. Box 40412		
Nashville, TN 37204		

BOOK 8259 PAGE 904

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated April 28, 1986, executed by Leo Santoro and wife, Joan Santoro, which is recorded in Book 6839, Page 996, Register's Office for Davidson County, Tennessee; and,

WHEREAS, said Deed of Trust has been Extended and Modified by Instrument of record in Book 6947, Page 867, Register's Office for Davidson County, Tennessee; and

WHEREAS, Guaranty Title Company, was appointed Substitute Trustee by an instrument of record in Book 8225, Page 932, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the entire indebtedness was declared due and payable by the lawful holder and owner of the indebtedness secured by said Deed of Trust; and,

WHEREAS, payment not having been made as demanded, I, B. Anthony Saunders, as Vice President of Guaranty Title Company, Substitute Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 1:00 P.M., Thursday, November 29, 1990 at the property site (Soap Opra Laundry, 1401 Gallatin Road, Nashville, Davidson County, Tennessee), to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but, subject to any and all mortgages, liens, claims and unpaid taxes that may be a lien against the property; and,

WHEREAS, I, B. Anthony Saunders, as Vice President of Guaranty Title Company, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Sixty Seven Thousand and NO/100 Dollars ($67,000.00) by C & M Enterprises, a Tennessee general partnership between James E. Morton and James M. Claxton, and said property was knocked off and sold to C & M Enterprises.

NOW THEREFORE, in consideration of the premises and the sum of Sixty Seven Thousand and NO/100 Dollars ($67,000.00) in certified funds paid by C & M Enterprises, B. Anthony Saunders, as Vice President of Guaranty Title Company, Substitute Trustee, have this day bargained and sold and by these presents do transfer and convey to C & M Enterprises, its successors, heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

TRACT 1: LAND in Davidson County, Tennessee, being part of Lots Nos. 1 and 2 on the plan of A. H. Robinson's Subdivision of Lots Nos. 28, 29 and part of Lot No. 30 of the Brownsville Addition, the plan of which is of record in Book 57, page 1, Register's office for said County, and described as follows:

BEGINNING on the north margin of Straightway Avenue, formerly Main Street, at a point 90 feet east of the east margin of Gallatin Pike; running thence east with the north margin of Straightway Avenue, 50 feet to a point which is on a line with the west margin of an alley now open on the south side of said Avenue, if said alley were extended; thence northwardly 115 feet parallel with the Gallatin Pike, to a point in the south line of James Hollins lot; thence with his line, west 50 feet to a point; thence southwardly parallel with the Gallatin Pike 115 feet to Straightway Avenue to the beginning.

ALSO a triangular strip of land lying immediately east of the above described property and being part of Lot No. 1 of A. H. Robinson's Subdivision, the plan of which is of record in Book 57, page 1, Register's Office for said County, and is described as follows:

BEGINNING on the northerly margin of Straightway Avenue, formerly Main Street, 140 feet east of the northeast corner of Gallatin Pike and Straightway Avenue, being the southeast corner of the lot conveyed to Atlantic Ice and Coal Co. by deed from H. G. Hill Realty Company of record in Book 670, page 645, Register's Office for said County; thence easterly along the northerly margin of Straightway Avenue 10 feet to a point; thence at right angles northerly and a straight line to the easterly margin of lot conveyed to Atlantic Ice and Coal Co. by deed from H. G. Hill Realty Co. 42 feet, more or less; thence southwesterly, along the easterly margin of said lot, 42 feet, more or less, to the point of beginning.

TRACT II: A tract of land in the 11th, formerly the 18th Civil District of Davidson County, being a part of Lots Nos. 1 and 2 in A. H. Robinson Subdivision of part of Brownsville, a plan of which Subdivision is of record in Book 57, page 1, of the Register's Office for said County, and is particularly described as beginning at a point on the east side of Gallatin Turnpike, at its intersection with the north margin of Straighhtway Avenue, formerly Main Street, running thence eastwardly along the northerly margin of Straightway Avenue 90 feet, more or less, to a point in the southwest corner of a 50 foot lot heretofore sold by H. G. Hill Company to the Atlantic Ice and Coal Company on April 22, 1985; thence northwardly parallel with the Gallatin Pike 115

feet to a point in the northwest corner of the said 50 foot lot heretofore sold; thence westwardly parallel with Straightway Avenue 90 feet, more or less, to the east margin of the Gallatin Pike; thence southwardly with the east margin of said Pike 115 feet to the point of beginning.

Being the same property conveyed to Leo Santoro and wife, Joan M. Santoro from Nancy J. Sprouse, unmarried by deed of record in Book 6839, page 992, Register's Office of Davidson County, Tennessee.

This is improved property known as 1401 Gallatin Road, Nashville, Tennessee 37206.

And Guaranty Title Company covenants with the said C & M Enterprises, that Guaranty Title Company, Trustee, is lawfully seized and possessed of said real and personal property as Substitute Trustee only, and by the terms of the above mentioned Deed of Trust, has a good right to sell and convey the same, and that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real property, including but not limited to the following:

1. Easement for sanitary sewer of record in Book 1083, page 459, said Register's Office.

2. Property taxes for the current year.

Guaranty Title Company further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real property to C & M Enterprises, its successors, heirs and assigns, against the lawful claims of any persons claiming by or through it as Substitute Trustee, but no further or otherwise; it being its intention only to convey to C & M Enterprises no greater title in the subject real property than Guaranty Title Company received as Substitute Trustee.

It is further stated that this Successor Trustee's Deed supersedes the Contract for Sale of Real Estate entered into between the parties. Except for the provisions of this Successor Trustee's Deed, none of the provisions of the Contract for Sale of Real Estate survive.

Witness my hand this the 18th day of December, 1990.

GUARANTY TITLE COMPANY
Substitute Trustee

By: B Anthony Saunders, Vice President
B. Anthony Saunders, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, B. Anthony Saunders, with whom I am personally acquainted, and who acknowledged himself to be Vice President of Guaranty Title Company and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signng the name of the corporation by himself as Vice President.

Witness my hand and seal at Nashville, Tennessee, this 18th day of December, 1990.

Elaine Smith
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 $67,000.00.

B Anthony Saunders
B. Anthony Saunders
Affiant

Subscribed and sworn to before me, this the 18th day of December, 1990.

Elaine Smith
Notary Public

My Commission Expires:
11-10-91

80409

IDENTIF. TREFERENCE

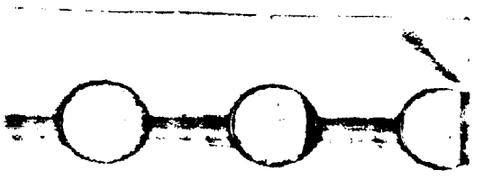
Dec 18 4 12 PM '90

DAVIDSON COUNTY

0317 12713 0101 03CHECK 234.10

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8259 PAGE 908

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 67000.00
				CON TX 221.10
				PRFEE 1.00
				WDEED 12.00
				TOTAL 234.10
				CHECK 234.10
			12/13/90 01	16:11 0001 0317



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



80409

IDENTIF. REFERENCE

DEC 18 4 12 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 382724