This Instrument Prepared By:
Lawless & Associates, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

**SUBSTITUTE TRUSTEE'S DEED**

BOOK 8263 PAGE 285

| Address New Owner: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Dominion Bank of Middle Tennessee<br>150 4th Avenue North<br>Nashville, TN 37219 | Dominion Bank of Middle Tennessee<br>150 4th Avenue North<br>Nashville, TN 37219 | 118-11-084 |

WHEREAS, Advantage Transportation Systems, Inc., a Tennessee corporation, by Deed of Trust (the "Deed of Trust") dated July 17, 1989, transferred and conveyed to David Mullendore, Trustee, the property described in Exhibit A hereto (the "property"), said Deed of Trust being of record in Book 7890, page 520, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said Appointment of Substitute Trustee being of record in Book 8234, page 229, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at 12:00 o'clock noon, on December 21, 1990, at the Davidson County Courthouse, Nashville, Tennessee when and where Dominion Bank of Middle Tennessee ("Grantee") became the last and highest bidder for cash at the price of Seventy-two Thousand and 00/100 Dollars ($72,000.00);

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Thomas W. Lawless, Substitute Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Thomas W. Lawless, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all redemptive rights which may be exercised by any governmental taxing authority.

3. The limitations and conditions imposed by the "Horizontal Property Act" as set out in T.C.A. 66-27-101 et. seq.

4. Any and all other prior restrictions, encumbrances, or liens of any nature.

5. A Plan of record in Book 1130, page 36.

Words used herein indicating number or gender shall be read as context may require.

Dated this 21st day of December, 1990.

Thomas W. Lawless
Thomas W. Lawless, as Substitute Trustee, and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Suzanne E. Jourman, a Notary Public in and for said County and State, the within named Thomas W. Lawless, Substitute Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of December, 1990.

Suzanne E. Jourman
Notary Public

My Commission Expires: 1-11-93

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $72,000.00.

Thomas W. Lawless
Affiant

Subscribed and sworn to before me this 21st day of December, 1990.

Suzanne E. Jourman
Notary Public

My Commission Expires: 1-11-93

**EXHIBIT A**

Land in Davidson County, Tennessee, being Lot No. 32, Block "E" on the Map of Berry Hill Gardens as of record in Book 1130, Page 36, Register's office of said County.

Said Lot No. 32 fronts 74 feet on the west side of Dogwood Place and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Advantage Transportation Systems, Inc., from Norma Condra, a single person, as of record in Book 7890, Page 517, said Register's Office.

1779 12/26 0101 03CHECK 247.60

8 1 5 8 8

IDENTIF. †REFERENCE

DEC 26 10 25 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8263 PAGE 288

| | | |
|---|---|---|
| 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 | 72000.00 |
| CON TX | 237.60 |
| PRFEE | 1.00 |
| WDEED | 9.00 |
| TOTAL | 247.60 |
| CHECK | 247.60 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/26/90 61 10-14 0001 1779

81-5888

IDENTIF. REFERENCE

Dec 26 10 26 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384168