BOOK 8266 PAGE 944

Owner #

82763

This Instrument Prepared By:

Robert L. Callis
Attorney at Law
P. O. Box 726
Mt. Juliet, TN 37122

Send Tax Bills To:

First Bank & Trust
P. O. Box 355
Mt. Juliet, TN 37122

T00 12/31/90 03CHECK 554.50

IDENTIF. REFERENCE

DEC 31 2 44 PM '90

DAVIDSON COUNTY TN.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of December 30, 1988, Charles C. Sells and wife, Letha A. Sells executed a certain Deed of Trust to Dan Small, Trustee, for the purpose of securing the debts and obligations therein described, which Deed of Trust is of record in Book 7744, Page 144, Register's Office of Davidson County, Tennessee; and

WHEREAS, pursuant to the provisions contained in the aforementioned Deed of Trust, Robert L. Callis, was appointed Substitute Trustee in the place and stead of Dan Small, said appointment being of record in Book 8197, Page 152, Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debts and obligations secured by said Deed of Trust and the undersigned, as Substitute Trustee, has been requested by First Bank & Trust the lawful holder and owner of said debts and obligations, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned as Substitute Trustee, did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement for sale having been published in The Nashville Record, a newspaper of general circulation published in Nashville, Davidson County, Tennessee, in the issues of November 29, 1990, December 6, 1990, and December 13, 1990, of said newspaper, such sale having been advertised for Friday, December 21, 1990, commencing at 10:00 A.M., at the South door of the Metropolitan Courthouse in Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, the highest, best and last bid for said property was then and there made by First Bank & Trust, to-wit: A bid of

$165,000.00, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Robert L. Callis, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell, and convey unto First Bank & Trust, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

A parcel of land in Davidson County, Tennessee, known as Lot No. 2 on the resubdivision of Section 5 of River Hills Industrial Park as recorded in Book 5800, Page 20, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot 6-c on the Plan of River Hills Industrial Park, Section 5, of record in Book 4660, Page 65, Register's Office of Davidson County, Tennessee, and being described by survey of A & A Engineers, Inc., dated September 22, 1981, as follows:

BEGINNING with a point in the northern right-of-way margin of Cave Road being the southwest corner of Section 5 of River Hills Industrial Park as of record in Book 4660, Page 65, said Register's Office; thence North 2° 27' 37" East 95.30 feet to a point in the southern right-of-way margin of the L & N Railroad; thence with said margin North 67° 16' East 70.42 feet to point; thence with a curve to the right having a radius of 1860.08 feet and a length of 109.09 feet to a point; thence leaving said margin South 15° 54' 30" East 194.36 feet to an iron pin in the North right-of-way margin of Cave Road; thence with said margin North 81° 04' West 42.80 feet to a point; thence with a curve to the left having a radius of 1704.98 feet and a length of 182.88 feet to the point of beginning, containing 0.636 acres, more or less.

BEING the same property conveyed to Charles C. Sells by Quitclaim Deed dated May 16, 1988 of record in Book 7548, Page 482, Register's Office of Davidson County, Tennessee, and by Installment Deed dated December 10, 1981, and recorded in Book 5829, Page 536, said Register's Office.

(MAP 94 ; PARCEL 167)

This is improved property known as 505 Cave Road, Nashville, Tennessee.

The undersigned, Substitute Trustee, believes the title hereby conveyed to be good, subject to all mortgages recorded prior to the aforesaid Deed of Trust, all prior recorded

easements and liens, and all rights possessed by virtue of any recorded state, federal or local tax liens, but warrants same against the lawful claims of all persons claiming by, through or under a conveyance from the undersigned as Substitute Trustee under the provisions of the above described Deed of Trust, and nor further or otherwise.

This instrument executed on this the 26 day of December, 1990.

ROBERT L. CALLIS
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, ROBERT L. CALLIS, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of December, 1990.

Wendy L Simms
NOTARY PUBLIC

My commission expires: 10/23/93

STATE OF TENNESSEE
COUNTY OF WILSON

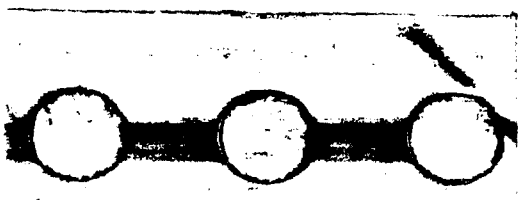
The actual consideration or value, whichever is greater for this transfer is $165,000.00.

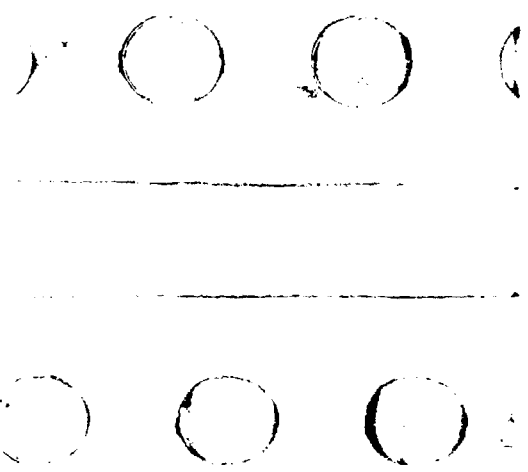
AFFIANT

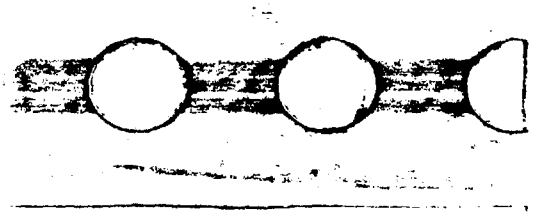
Sworn to and subscribed before me, on this the 26th day of December, 1990.

Wendy L Simms
NOTARY PUBLIC

My commission expires: 10/23/93







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8266 PAGE 947

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	
				165000.00
			CON TX	544.50
			PRFEE	1.00
			WDEED	9.00
			TOTAL	554.50
			CHECK	554.50
12/31/90		01	14:42 0001	3260

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82763

IDENTIF. REFERENCE

DEC 31 2 44 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 385629