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

# SUBSTITUTE TRUSTEE'S DEED

| Address New Owner: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| 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<br>ATTN: R. Earnest | 148-0-282<br>02 DU 70816 |

WHEREAS, Gaius Hill and wife, Sherry Hill, by Deed of Trust (the "Deed of Trust") dated January 10, 1989, transferred and conveyed to John B. Hardcastle, Trustee, the property described in Exhibit A hereto (the "property"), said Deed of Trust being of record in Book 7749, 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 8232, Page 509, 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 12:15 o'clock p.m., on February 14, 1991, 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 One Hundred Thousand Sixteen Two Hundred Fifty and 00/100 Dollars ($116,250.00);

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.

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

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

Dated this 18 day of February, 1991.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherry Parker, 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 18th day of February, 1991.

Sherry Parker
Notary Public

SHERRY PARKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/94

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $116,250.00.

Thomas W. Lawless
Affiant

Subscribed and sworn to before me this 18th day of February, 1991.

Sherry Parker
Notary Public

SHERRY PARKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/94

7808 02/19 0101 03CHECK 393.46

**EXHIBIT A**

Being a tract of land in Nashville, Davidson County, Tennessee, and being part of Creekside Centre Plat as of record in Plat Book 6900, page 543, Register's Office for said County, fronting on the westerly margin of Antioch Pike, more particularly described as follows:

Beginning at a point on the westerly margin of Antioch Pike as dedicated by Creekside Centre Plat and being located from the easterly corner of said plat along the westerly margin of Antioch Pike as follows:

N 37 degrees 29' 29" W 28.25 feet to a point;

Thence, along a curve to the right having a radius of 1940.86 feet, chord of 95.78 feet at N 36 degrees 04' 39" W, 95.79 feet to the point of beginning of the herein described tract;

Thence, leaving Antioch Pike in a westerly direction, S 52 degrees 27' 27" W 170.00 feet to a point;

Thence N 37 degrees 32' 33" W 58.00 feet to a point;

Thence S 52 degrees 27' 27" W 10.00 feet to a point;

Thence N 37 degrees 32' 33" W 27.18 feet to a point;

Thence, in an easterly direction, a curve to the right having a radius of 695.00 feet, chord of 161.81 feet at N 54 degrees 28' 53" E, 162.18 feet to a point;

Thence, continuing in an easterly direction, a curve to the right having a radius of 30.00 feet, cord of 27.94 feet at N 88 degrees 55' 18" E, 29.06 feet to a point;

Thence, with Antioch Pike in a southerly direction, a curve to the left having a radius of 1940.86 feet, chord of 63.00 feet at S 33 degrees 44' 02" E, 63.00 feet to the point of beginning.

Being part of the same property conveyed to Gaius Hill by Warranty Deed from C. K. Hiranya Gowda and wife, Saraswathi Devi Gowda, of record in Book 7417, Page 381, Register of Deeds' Office of Davidson County, Tennessee.

IDENTIF. TREFERENCE

FEB 19 1 53 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

93664

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8294 PAGE 793

| | | |
|---|---|---|
| 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

116250.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| CON TX | 383.46 |
| PRFEE | 1.00 |
| MDEED | 9.00 |
| TOTAL | 393.46 |
| CHECK | 393.46 |

02/19/91 01 13:50 0001 7808

93664

IDENTIF. TREFERENCE

FEB 19 1 53 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 398080