This indenture made and entered into on this 14th day of February, 1991, by and between Richard D. Taylor, Substitute Trustee, of Nashville, Davidson County, Tennessee, Party of the First Part, and Jorge E. Moran, et ux, Judith Elaine Moran and Jesse L. Tate, et ux, Carolyn H. Tate, Party of the Second Part.

W I T N E S S E T H:

WHEREAS, by Deed of Trust dated December 23, 1986, and recorded in Book 7080, page 468, Register's Office, Davidson County, Tennessee, Morad Dorani, Phillip E. Jones and Marjorie G. Jones, conveyed to Michael C. Hill, Trustee, the hereinafter described property to secure payment of a Promissory Note payable to Citizens Bank, Elizabethton, Tennessee, in the original principal sum of Five Hundred Thousand and No/100 ($500,000.00) Dollars; and

WHEREAS, by Assignment dated June 28, 1989, the aforesaid Deed of Trust was assigned to Small Business Administration; said Assignment being recorded in Book 8063, Page 729, 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 December 12, 1990, and recorded in Book 8260, Page 497, 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 January 10, 17, 24, and 31, 1991; and

WHEREAS, pursuant to said notice, First Party did offer said property for sale on the premises located at 2602 Westwood Drive

(to the rear of 2503 White Avenue), Nashville, Tennessee on February 14, 1991, at or about 12:00 o'clock Noon and Jorge E. Moran, et ux, Judith Elaine Moran and Jesse L. Tate, et ux, Carolyn H. Tate of Nashville, Tennessee, being the highest and best bidders thereof, became the purchaser of said property at and for the sum of Two Hundred One Thousand and No/100 ($201,000.00) 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 situated in Davidson County, Tennessee, to-wit:

> Land in the 7th Civil District of Davidson County, Tennessee, being Lot Nos. 59 and 83 and the southerly 47 feet of Lot Nos. 58 and 84 and also a strip of land 15 feet wide lying between said Lot Nos. 59 and 83 and the parts of said Lot Nos. 58 and 84 in George I. Waddey's Subdivision of Westwood as same appears of record in Book 332, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description of said Lots.
>
> Being the same property conveyed to Phillip E. Jones and wife, Marjorie G. Jones, and Morad Dorani, a single person, by Quitclaim Deed of record in Book 6712, page 461, Register's Office for Davidson County, Tennessee as corrected in Book 6889, page 592, Register's Office for Davidson County, Tennessee.
>
> Included in the foregoing description, but expressly excluded from this conveyance is the following land:
>
> A tract of land lying in Nashville, Davidson County, Tennessee and being Lot 83 and the southerly 47 feet of Lot 84 of the George Waddey Subdivision of Westwood as of record in Plat Book 332, page 99, Register's Office of Davidson County and being bounded on the north by the parcel 239, Map 118-2, on the east by the west right-of-way line of White Avenue, on the south by Lot 82 and on the west by the east right-of-way line of a 15 foot alley and being more particularly described as follows:
>
> Beginning at a point in the west right-of-way line of White Avenue, a common corner with Parcel 239, said point being 53 feet south of the south right-of-way line of Inverness Avenue;
>
> Thence with the west right-of-way line of White Avenue South 13 deg. 17 min 00 sec. East 97.00 feet to a point, a common corner with Lot 82;
>
> Thence with Lot 82 South 76 deg. 20 min. 00 sec. West, 165.10 feet to a point in the east right-of-way line of a 15 foot alley;

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IDENTIF. TREFERENCE
FEB 25 11 45 AM '91
FELIX Z. WILSON
DAVIDSON COUNTY TN.

Thence with said alley north 13 deg. 16 min 40 sec. West, 97.00 feet to a point, a common corner with Parcel 239;

Thence with Parcel 239 North 76 deg. 20 min. 00 sec. East, 165.10 feet to the point of beginning.

Containing 16,014 square feet (0.368 acres more or less).

Information contained in this description based on a survey by Howard George, R.L.S., dated September 1, 1984.

The property remaining and hereby conveyed is known as 2602 Westwood Drive, Nashville, Tennessee.

To have and to hold said property to the said Party of the Second Part (their heirs 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 (their heirs and assigns), against the lawful claims of all persons whomsoever.

PREPARED BY-

Richard D. Taylor
Substitute Trustee

9330 02/25 0101 03CHECK 673.30

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 Nashville, Tennessee, this 14th day of February, 1991.

Tracy L. Arrington
NOTARY PUBLIC

MY COMMISSION EXPIRES:
10-9-91

NOTARY PUBLIC

NEW OWNER: JORGE E MORAN
JUDITH ELAINE MORAN
JESSE L. TATE
CAROLYN H. TATE
3609 BENHAM AVE
NASHVILLE, TN 37215

TAX BILLS:

3

3609 BENHAM AVE
NASHVILLE, TN. 37215

MAP # 119-0-26 PARCEL 216

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 29,000
Jesse L Tate
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 25th DAY OF February 1991.
Deputy Register



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8298 PAGE 170

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 201000.00
CON TX 663.30
PRFEE 1.00
WDEED 9.00
TOTAL 673.30
CHECK 673.30

02/25/91 01 11:47 0001 9330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

FEB 25 11 45 AM '91

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

No. 399584