FROM: James R. Kelley
SUBSTITUTE TRUSTEE

TO: Commerce Trading Corporation

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Commerce Trading Corporation 10th Floor, One Sovran Plaza Nashville, TN 37239	same	Map 86 Parcel 321

This instrument prepared by: Neal & Harwell, 2000 One Nashville Place, 150 Fourth Avenue, North, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of May, 1991.

Notary Public

My Comm. Expires: 1-23-93

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated June 23, 1988, of record in Book 7582, page 103, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Ronald J. Sias and Terry F. Christison conveyed to Scott C. Williams, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidence by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 8300, page 939, Register's Office for Davidson County, Tennessee, appointed James R. Kelley, Substitute Trustee, in the place and stead of Scott C. Williams, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed James R. Kelley, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, James R. Kelley, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on March 28, 1991, at the front door of the Courthouse in Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, and advertisement of sale was duly published in the Nashville

Record, a newspaper of general circulation in Davidson County, Tennessee on March 7, 14 and 21, 1991; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Commerce Trading Corporation, acting through its agent, Kristen Hicks was the highest and best bidder;

NOW, THEREFORE, the undersigned, James R. Kelley, Substitute Trustee, pursuant to the bid of Commerce Trading Corporation, acknowledges receipt of the sum of Eighty Thousand Dollars ($80,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Commerce Trading Corporation, a corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

SEE EXHIBIT A ATTACHED HERETO

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Commerce Trading Corporation, a corporation organized under the laws of the State of Tennessee, its successors and assigns, forever; and James R. Kelley, Substitute Trustee, does hereby transfer, assign, and set over unto Commerce Trading Corporation, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said James R. Kelley, Substitute Trustee, has executed this instrument on this the 7th day of May, 1991.

James R. Kelley, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Kelley Substitute Trustee the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 7th day of May, 1991.

NOTARY PUBLIC

My Commission Expires: 1-23-93

/wordp/Sovran/ComTrade/SubTrustDeed

EXHIBIT A

Being the Terry F. Christison and Ronald J. Sias property located in the 2nd Civil District of Davidson County, Tennessee, more particularly described according to a Boundary Survey by James L. Terry, Registered Land Surveyor, dated June 23, 1988, as follows:

Beginning a point lying on the southerly margin of the Seaboard Coast Line Railroad at the Northeast corner of the Terry F. Christison and Ronald J. Sias property as of record in Book 7201, Page 13, Register's Office of Davidson County, Tennessee; said point further described as the northwesterly corner of the Cumberland Utility District property as of record in Book 4699, Page 620, Register's Office of Davidson County, Tennessee; Thence leaving the said Railroad property and running with the said westerly line of the said Cumberland Utility District property as follows: South 51 degrees, 58 minutes, 49 seconds East a distance of 83.04 feet to a point; Thence South 5 degrees, 32 minutes, 31 seconds West a distance of 552.50 feet to a point; Thence South 88 degrees, 03 minutes, 27 seconds East a distance of 49.15 feet to a point; Thence South 12 degrees, 07 minutes, 33 seconds East a distance of 54.00 feet to a point; Thence South 77 degrees, 50 minutes, 38 seconds East a distance of 54.55 feet to a point; Thence South 32 degrees, 09 minutes, 01 seconds East a distance of 27.00 feet to a point lying in the centerline of Stoner Creek; Thence leaving the said line of Cumberland Utility District and running with the said centerline of Stoner Creek as follows: South 49 degrees, 58 minutes, 45 seconds West a distance of 196.73 feet to a point; Thence South 49 degrees, 11 minutes, 33 seconds West a distance of 150.06 feet to a point; Thence South 61 degrees, 43 minutes, 24 seconds West a distance of 177.10 feet to a point; Thence South 22 degrees, 12 minutes, 30 seconds West a distance of 250.39 feet to a point; Thence South 63 degrees, 37 minutes, 56 seconds West a distance of 61.41 feet to the Northeast corner of the Christene Shelton property as of record in Book 6308, Page 118, Register's Office of Davidson County, Tennessee; Thence leaving the said Stoner Creek and running with the northerly line of Shelton and the northerly line of Cornwell and Rozell as of record in Book 5561, Page 942, Register's Office of Davidson County, Tennessee, North 0 degrees, 50 minutes, 42 seconds East a distance of 721.81 feet to a point lying on the southerly margin of the Seaboard Coast Line Railroad; Thence running with the said margin of Seaboard Coast Line Railroad as follows: North 39 degrees, 00 minutes, 17 seconds East a distance of 40.00 feet to a point; Thence North 7 degrees 26 minutes, 13 seconds West a distance of 22.51 feet to a point; Thence North 39 degrees, 26 minutes, 27 seconds East a distance of 624.51 feet to the point; of beginning, containing 8.08, more or less, acres.

Being the same property conveyed to Ronald J. Sias and Terry F. Christison by deed of record in Book 7482, Page 94, said Register's Office.

BOOK 8358 PAGE 575

Reserving and excepting therefrom, however, the following two tracts of land described as follows:

EXCLUDED TRACT I

BEING a 1.10, more or less, acre tract of land lying in the second Civil District of Davidson County, Tennessee, said tract further described as being Lot No. 3A on the plan of Resubdivision of Stoners Bend Business Park as of record in Plat Book 6900, page 855, Register's Office for Davidson County, Tennessee, said tract described as follows:

BEGINNING at a point lying on the southerly margin of the Nashville and Eastern railroad, said point further described as being the common rear corner of Lot No. 3A and Lot No. 3 on the said plan of Stoners Bend Business Park; thence leaving said point of beginning and running south 59 degrees, 21 minutes 24 seconds east a distance of 182.80 feet to a point lying on the west margin of Stoners Bend Drive; thence running with the west margin of Stoners Bend Drive and a curve to the right having a radius of 559.89 feet a distance of 202.76 feet to a point at the end of said curve; thence continuing with the margin of Stoners Bend Drive north 40 degrees, 15 minutes, 48 seconds east a distance of 52.32 feet to a point lying at the common front corner of Lot No. 3A and Lot No. 2 on said Stoners Bend Business Park; thence leaving the margin of Stoners Bend Drive and running with the common sideline of said Lots 3A and 2 north 49 degrees, 44 minutes, 12 seconds west a distance of 213.16 feet to a point lying on the southerly margin of the Nashville and Eastern railroad; thence running with the margin of said railroad the following calls: north 39 degrees, 00 minutes, 00 seconds east - 103.02 feet; south 51 degrees, 00 minutes, 00 seconds east - 25.00 feet; north 39 degrees, 00 minutes, 00 seconds east - 30.00 feet; north 06 degrees, 29 minutes, 32 seconds west - 33.00 feet; north 39 degrees, 00 minutes, 00 seconds east - 64.00 feet to the point of beginning and containing 1.10 acres.

Said Excluded Tract I being the same property conveyed to Warren D. Hickman, et ux, by deed from Ronald J. Sias and Terry F. Christison, of record in Book 7793, Page 43, R.O.D.C.

EXCLUDED TRACT II

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located at the terminus of Stoners Bend Drive, being a portion of Lot No. 3 as shown on the plan of Resubdivision of Stoners Bend Business Park as of record in Book 6900, Page 855, R.O.D.C. also being Lot No. 5 as shown on the plan resubdivision of Lot No. 3, Stoners Bend Business Park as of Record in Book 7822, page 422, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Stoners Bend Drive, said point being northeasterly 1,195 feet, more or less, from the northerly margin of Central Pike;

THENCE, leaving said margin N 59° 21' 24" W 182.80 feet to a point in the easterly margin of the Nashville and Eastern railroad.

THENCE, with said margin N 39° 00' E, 550.77 feet to a point;

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received

THENCE, leaving said margin S 38° 59' 52" E, 54.97 feet to a point;

THENCE S 22° 07' 28" W, 416.28 feet to a point in the terminus of the northwesterly margin Stoners Bend Drive;

THENCE, with said terminus with a curve to the left 112.99 feet to a point, said curve having a central angle of 129° 28' 52", a radius of 50.00 feet, a tangent of 105.97 feet and chord of S 47° 23' 02" W, 90.44 feet;

THENCE, continuing with said terminus with a curve to the right 32.18 feet to the point of beginning, said curve having a central angel of 36° 52' 12", a radius of 50.00 feet, a tangent of 16.67 feet and a chord of S 01° 04' 42" W, 31.62 feet.

Continuing 65,694 square feet or 1.51 acres, more or less.

Said Excluded Tract II being the same property conveyed to Hamilton Test Systems, Inc., by deed from Ronald J. Sias and Terry F. Christison, of record in Book 8197, Page 725 R.O.D.C.

This is improved property being part of Stoners Bend Business Park located on Stoners Bend Road, Nashville, Davidson County, Tennessee.

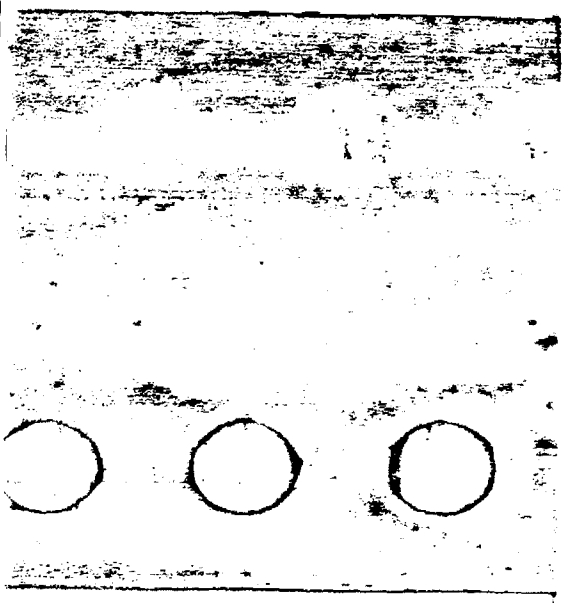
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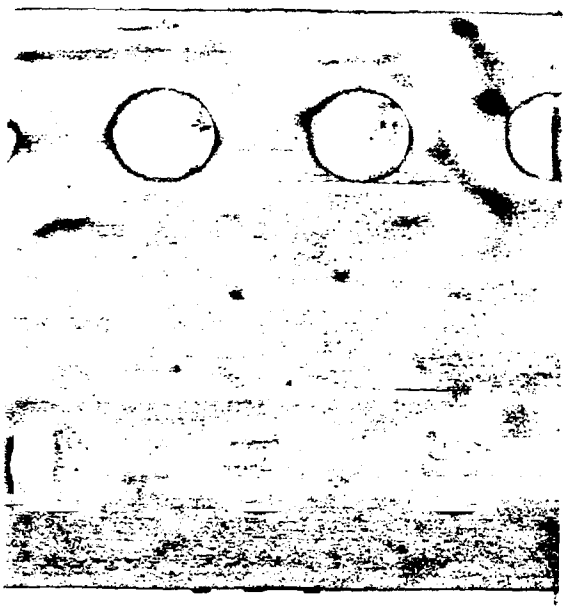
IDENTIFICATION

MAY 23 3 41 PM '91

PICK-UP

4915 05/23 0101 03CHECK 277.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8358 PAGE 577

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	80000.00
CON TX	264.00
PRFEE	1.00
MTGFEE	12.00
TOTAL	277.00
CHECK	277.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/23/91 01 15:43 0001 4915

16725

IDENTIFICATION REFERENCE

MAY 23 3 41 PM '91

No. 424488