File Box 40

TAX BILLS & NEW OWNERS:
Mr. and Mrs. James E. Ghee
20 Wesley Court
Hermitage, Tennessee. 37076

MAP-PARCEL NOS.
Map 93-12
Par. 43

THIS INSTRUMENT PREPARED BY:
Dewey Pedigo, Jr., Attorney
301 Stahlman Building
Nashville, Tennessee. 37201

BOOK 8384 PAGE 771

TRUSTEE'S DEED

WHEREAS, under an Installment Deed dated October 15, 1990, and recorded in Book 8217, page 267, Register's Office, Davidson County, Tennessee, SIGN SOURCE, INC., a Tennessee Corporation conveyed to Dewey Pedigo, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions and payments made as provided for in said Installment Deed, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Dewey Pedigo, Jr., Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Dewey Pedigo, Jr., Trustee, did give twenty days notice of the time, place and terms of the sale by advertisement in three weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of June 6, 13 and 20th, 1991 stating that on June 27, 1991, at 12:00 noon noon at the front or south door of the Courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from equity of redemption, the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Installment Deed, but subject to any and all unpaid real estate taxes; restrictive covenants, easements, setback lines; any and all other prior liens or encumbrances against said real property, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Dewey Pedigo, Jr., Trustee, offered said property for sale at public outcry and sold said property to James E. Ghee and wife, Sidna J. Ghee for $ 198,000.00, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid as set out above, the receipt of which is hereby acknowledged, and James E. Ghee and wife, Sidna J. Ghee, being owner and holder of the

indebtedness secured by said Installment Deed, and the beneficiary of said sale, and its indebtedness, together with expenses of said sale amounting to more than said bid, accordingly they were not required to pay any cash to the said Trustee. I, Dewey Pedigo, Jr., Trustee do hereby bargain and sell, and by these presents transfer and convey unto the said James E. Ghee and wife, Sidna J. Ghee (hereinafter referred to as Grantee) their heirs and assigns, the following described property in the State of Tennessee, Davidson County, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Pageot's Fairfield Village, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 45 fronts 50 feet on the south side of Sycamore Street (now Willow Street) and runs back between parallel lines 170 feet, more or less, to an alley.
>
> Being the same property conveyed to Sign Source, Inc., a Tennessee Corporation by Installment Deed from James E.Ghee and wife, Sidna J. Ghee, of record in Book 8217, page 267, Register's Office of Davidson County, Tennessee.

This is improved property located at 57 Willow Street, Nashville, Tennessee. 37210.

TO HAVE AND TO HOLD said property with the appurtencances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns, forever, but subject to Davidson County real estate taxes, restrictive covenants, easements, setback line and any and all prior liens or encumbrances against said real property.

And I do further transfer and assign unto the said Grantees all of the rights and benefits of the covenants and warranties in said Installment Deed in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this 27th day of June, 1991.

26216

IDENTIFICATION REFERENCE

JUN 27 12 30 PM '91

RECORDED

Dewey Pedigo Jr., Trustee

DEWEY PEDIGO, JR., TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at Nashville, Tennessee, on this 27th day of June, 1991.

Johnnie A Andrews Jaker

MY COMMISSION EXPIRES 1/23/94 NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 198,000.00

Dewey Pedigo Jr

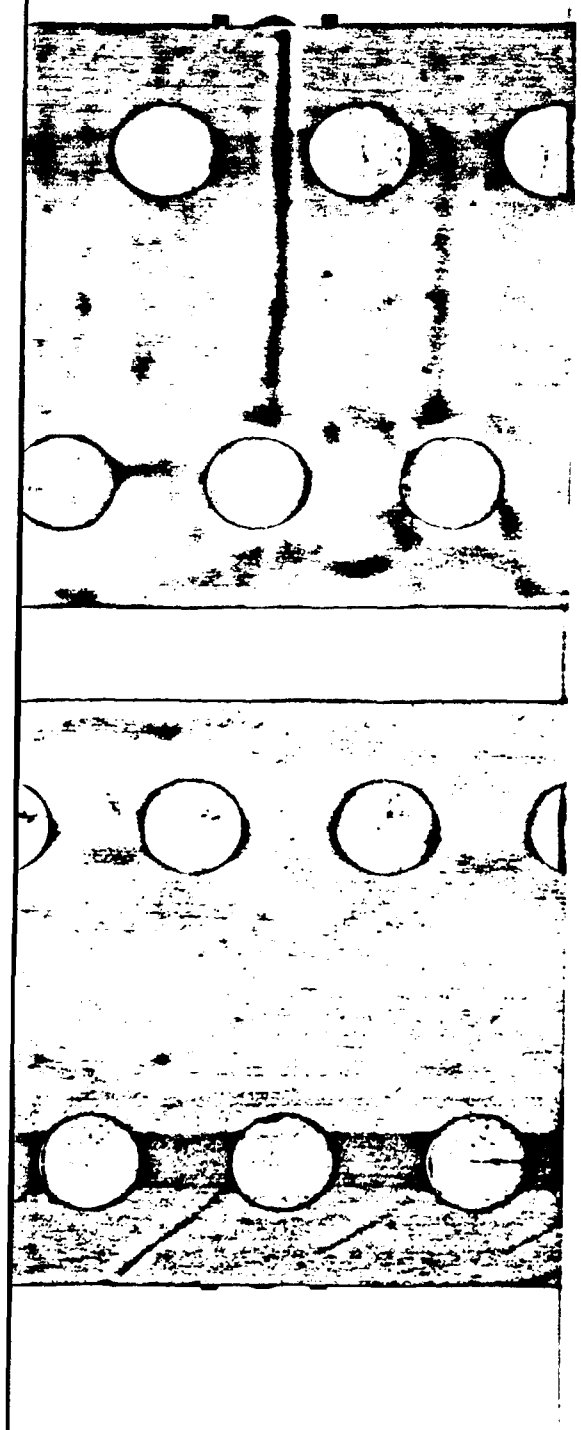
Affiant

Subscribed and sworn to before me, this 27th day of June, 1991.

Johnnie A Andrews Jaker

MY COMMISSION EXPIRES 1/23/94 NOTARY PUBLIC

8448 06/27 0101 03CHECK 663.40



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8384 PAGE 774

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 198000.00
CON TX 653.40
PRFEE 1.00
WDEED 9.00
TOTAL 663.40
CHECK 663.40

06/27/91 01 12:32 0001 8448

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2621.6.

IDENTIFICATION REFERENCE

JUN 27 12 30 PM '91

No. 435440