JUL 2 5 1991

This instrument prepared by:
Robert N. Buchanan
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 8405 PAGE 443

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Third National Bank in Nashville 444 James Robertson Parkway Nashville, TN 37219	Same	Map 26-13 Parcels 31, 32 and 73 GO 09237 GO 09108 GO 09235

Mail

5054 07/25 0101 03CHECK 2606.00

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 24 day of July, by and between Robert N. Buchanan III, Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and Third National Bank in Nashville as Buyer.

WHEREAS, by Deed of Trust dated the 6th day of July, 1988, of record in Book 7594, page 77, Register's Office for Davidson County, Tennessee, Warren M. Johnson and Patricia K. Johnson conveyed to Cynthia N. Sellers, Trustee, the hereinafter described real estate, to secure payment to Third National Bank in Nashville of a Note dated July 6, 1988, in the original principal amount of One Million Two Hundred Thousand Dollars ($1,200,000); and

WHEREAS, Cynthin N. Sellers was unable to serve as such Trustee and the lawful holder of the Note, Third National Bank in Nashville appointed Robert N. Buchanan III to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 8380, page 553, Register's Office for said County; and

WHEREAS, the indebtedness is also secured by a Security Agreement dated October 30, 1990 in favor of Third National Bank in Nashville from Warren M. Johnson and wife, Patricia K. Johnson covering certain personal property used in operating the motel; and

WHEREAS, the indebtedness secured by said Deed of Trust and Security Agreement became overdue and unpaid, and other

conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, notice was given of such default to Warren M. Johnson and Patricia K. Johnson, in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured;

WHEREAS, the United States Bankruptcy Court for the Middle District of Tennessee (In Re Warren M. Johnson and Patricia K. Johnson Docket No. 90-11499) has entered an Order underwhich Michael Combs has abandoned the property encumbered by the Deed of Trust and the Security Agreement; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in The Nashville Record that the property would be sold at 11:30 a.m. on Wednesday, July 24, 1991, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on June 27, July 4 and July 11, and sent a copy of such notice to Warren M. Johnson and Patricia K. Johnson and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Third National Bank in Nashville, at the price of $700,000.00, this being the highest, last and best bid.

NOW, THEREFORE, I, Robert N. Buchanan III, Substitute Trustee as aforesaid, in consideration of the premises and the sum of $700,000.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Third National Bank in Nashville, its heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, and personalty

but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

A certain tract of land located in the Second Civil District of Davidson County, Tennessee, being portions of Lots 2 and 3 and all of Lot 4 on the Plan of Echo Meadows of record in Book 2331, page 64, Register's Office for Davidson County, Tennessee, according to an unrecorded survey by Jackie L. Dillehay, Surveyor, License No. 1417, dated July 15, 1987, as follows:

Beginning at an iron pin set, said pin being the north right-of-way of Wren Road, the southeast corner of Lot No. 5 of Echo Meadows and the southwest corner of the herein described tract; thence, along the line of Lot 5 north 22° 39' 52" west, 286.50 feet to an iron pin set, said pin being a corner to Lot No. 5 and in the line of 84 Lumber Co. as of record in Book 4399, page 535, Register's Office for said County; thence, along the line of 84 Lumber Co., north 63° 09' 00" east, 222.46 feet to an iron pin set in the west right-of-way of Meadowlark Lane, said pin being the beginning of a curve to the right having a central angle of 30° 06' 49", a radius of 321.23 feet, an arc length of 168.83 feet and a chord of south 07° 47' 49" east, 166.90 feet; thence along the arc length of the above mentioned curve along the west right-of-way of Meadowlark Lane 168.83 feet to an iron pin set; thence along said right-of-way south 07° 15' 35" west, 81.90 feet to an iron pin set, said pin being the beginning of a curve to the left having a central angle of 04° 02' 26", a radius of 622.92 feet, an arc length of 43.93 feet, and a chord of south 05° 14' 22" west, 43.92 feet; thence along the arc length of the above mentioned curve, along said right-of-way, 43.93 feet to an iron pin set, said pin being the beginning of a curve to the right having a central angle of 61° 25' 57", a radius of 50.00 feet, an arc length of 53.61 feet, and a chord of south 33° 56' 08" west, 51.08 feet; thence, along the arc length of the above mentioned curve, along said right-of-way 53.61 feet to an iron pin set, said pin being in the north right-of-way of Wren Road; thence, along said right-of-way of Wren Road South 64° 39' 06" west 75.07 feet to the point of beginning and containing 51,059 square feet of 1.17 acres.

Being the same property conveyed to Warren M. Johnson by Deed from Thomas F. Diskin and wife, Yanique Diskin, of record in Book 7346, page 772, Register's Office for Davidson County, Tennessee.

Together with all appertenant rights thereto and together with all Debtor's personal property used in the operation of the property as granted under the Security Agreement.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all rights of redemption, statutory or otherwise homestead, dower, elective share, other exemptions rights of appraisement or valuation and all of every kind as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

Robert N. Buchanan, III
Substitute Trustee

3377.27

IDENTIFICATION REFERENCE

JUL 25 2 51 PM '91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tamara W. Fogarty, a Notary Public of the State and County aforesaid, personally appeared Robert N. Buchanan, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of July, 1991.

Tamara W. Fogarty
Notary Public

My commission expires: 10-9-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $700,000.00.

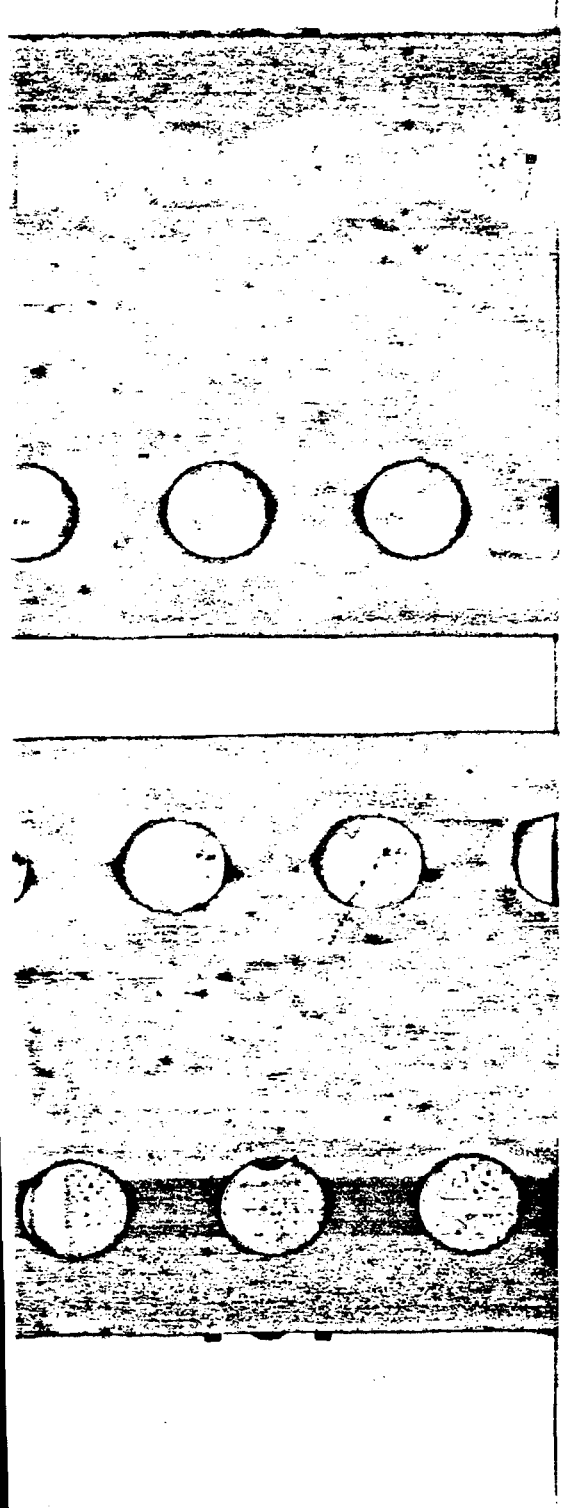
Robert N. Buchanan, III
Affiant

Subscribed and sworn to before me this the 24th day of July, 1991.

Tamara W. Fogarty
Notary Public

My commission expires: 10-9-91

8010R/07-22-91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8405 PAGE 448

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 700000.00

CON TX 2590.00

PRFEE 1.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [redacted] 15.00

TOTAL 2606.00

CHECK 2606.00

07/25/91 01 14:53 0001 5054

337227

IDENTIFICATION REFERENCE

JUL 25 2 51 PM '91

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

No. 444025