71-6
4.1

SUBSTITUTE TRUSTEE'S DEED

This indenture made and entered into on this 14th day of August, 1991 by and between Richard D. Taylor, Substitute Trustee, of Nashville, Davidson County, Tennessee, Party of the First Part, and Jack D. Johnson and wife, Edith H. Johnson of Nashville, Tennessee, Party of the Second Part.

W I T N E S S E T H

WHEREAS, by Deed of Trust dated January 19, 1990, and recorded in Book 8032, page 75, Register's Office, Davidson County, Tennessee, Jimmy H. Murphy and wife, Judy T. Murphy, conveyed to Derrick Bennett, Trustee, the hereinafter described property to secure payment of a promissory Note payable to Gulf American SBL, Inc., Panama City, Florida, in the original principal sum of One Hundred Sixty Thousand and No/100 Dollars ($160,000.00); and

WHEREAS, by Assignment dated March 8, 1991, the aforesaid Deed of Trust was assigned to Small Business Administration; said Assignment being recorded in Book 8314, page 379, 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 June 12, 1991, and recorded in Book 8378, page 641, 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 July 11, 18, 25 and August 1, 1991; and

WHEREAS, pursuant to said notice, First Party did offer said property for sale on the premises located at 303 West Trinity Lane, Nashville, Tennessee, on August 14, 1991 at or about 1:00 o'clock p.m., and Jack D. Johnson and wife Edith H. Johnson of Nashville, Tennessee, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Two Hundred Three Thousand and 00/100 ($203,000.00) 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 situate in Davidson County, Tennessee, to-wit:

BOOK 8426 PAGE 941

See Exhibit "A" attached hereto.

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

Richard D. Taylor
Substitute Trustee

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 office in Nashville, Tennessee, this 15th day of August 1991.

Tracy L. Arrington
Notary Public

My Commission Expires: 10-9-91

Owner $ 203,000.00
TAX Bills: Jack D. Johnson
P.O. Box 40484 Mail
37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 203,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 1991.
Deputy Register

EXHIBIT "A"

0.285 ACRES OF PROPERTY, BEING IN THE 7th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE AND BEING A RESUBDIVISION OF LOT 43 AS OF RECORD IN BOOK 161, PAGE 60, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

BOUND ON THE NORTH AND EAST BY SHELL OIL COMPANY PROPERTY AS OF RECORD IN BOOK 4473, PAGE 576, R.O.D.C., TN. ON THE SOUTH BY TRINITY LANE (50' R.O.W.). ON THE WEST BY SHONEY'S BIG BOY PROPERTY AS OF RECORD IN BOOK 4877, PAGE 239, R.O.D.C., TN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET IN CONCRETE ON THE NORTH MARGIN OF TRINITY LANE; SAID POINT BEING 208 FEET, WEST OF THE CENTER LINE OF HAMPTON STREET, SIAD POINT IS ALSO THE MOST SOUTHWESTERLY CORNER OF THE SHELL OIL COMPANY PROPERTY AS OF RECORD IN BOOK 4473, PAGE 576, R.O.D.C., TN; AND THE MOST SOUTHEASTERLY CORNER OF THE PROPERTY AS DESCRIBED HEREIN; THENCE WITH THE NORTHERLY MARGIN OF TRINITY LANE N 79° 31' 04" W - 85.05 FEET TO AN IRON PIN(FOUND); THENCE LEAVING THE NORTHERLY MARGIN OF TRINITY LANE THE FOLLOWING FIVE CALLS;

N 14° 20' 24" E - 151.44 FEET
S 82° 41' 41" E - 58.56 FEET
S 88° 35' 06" E - 6.00 FEET
S 74° 30' 11" E - 11.44 FEET
S 9° 02' 49" W - 55.02 FEET

TO A P.K. NAIL SET IN A CONCRETE RETAINING WALL; THENCE S 11° 48' 56" W - 99.31 FEET TO THE POINT OF BEGINNING, AND CONTAINING .285 ACRES OR 12,440.82 sq. ft. OF PROPERTY ACCORDING TO A SURVEY PERFORMED BY DAVID BUNDREN R.L.S., NOVEMBER 15 1989, CAMPBELL SURVEYING COMPANY, INC., 2424 21st AVENUE SOUTH, SUITE 201, NASHVILLE, TENNESSEE 37212

Being the same property conveyed to Jimmy H. Murphy and wife, Judy Murphy by deed from C. E. Riat and wife, Mary Riat, as of record in Book 4856, page 307, Register's Office for Davidson County, Tennesssee.

ALSO KNOWN AS: 303 W. TRINITY LANE, NASHVILLE, TENNESSEE 37202

$120.00

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

6253 08/23 0101 03CHECK 761.10

41359

IDENTIFICATION

AUG 23 1 03 PM '91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8426 PAGE 943

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				203000.00
			CON TX	751.10
			PRFEE	1.00
			WDEED	9.00
			TOTAL	761.10
			CHECK	761.10
08/23/91	01		13:04 0001	625

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4135.9

IDENTIFICATION REFERENCE

AUG 23 1 03 PM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 452757