File Box 91

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OCT 4 3 39 PM '91

This instrument prepared by:
W. Fred Williams
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel No.:
Larry K. McCormick 250 Old Hickory Blvd. Suite 150 Two Brentwood Commons Brentwood, TN 37027	SAME	Map 92-11 Parcel 20

BOOK 8458 PAGE 681

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into on this the 4th day of October, 1991 by W. Fred Williams, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Tennessee Deed of Trust, Assignment of Rents and Security Agreement dated as of the 4th day of October, 1983, of record in Book 6151, page 902, Register's Office for Davidson County, Tennessee, as amended by Modification to Tennessee Deed of Trust, Assignment of Rents and Security Agreement dated as of April 3, 1986, of record in Book 6823, page 438, said Register's Office (the "Deed of Trust"), Johnny Reb Corporation conveyed to Julian L. Bibb, Trustee, certain real property which included the hereinafter described real estate, to secure payment to Third National Bank in Nashville of a certain indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, pursuant to an Order Confirming Plan and Fixing Deadline for Filing Requests for Payment of Administrative Expenses Combined With Notice Thereof (the "Order") entered March 1, 1990 in the United States Bankruptcy Court for the Middle District of Tennessee in the case of In Re: Johnny-Reb Corporation a/k/a Johnny Reb Corporation, Case No. 389-02383, Third National Bank in Nashville was given authority to exercise any or all of its default remedies under the Deed of Trust in the event that Cutters, Inc. failed to perform and comply with the terms of the Cutters' Plan (as defined in the Chapter 11 Plan of Johnny-Reb Corporation [the "Plan"] attached to the Order) with respect to the TNB Guaranteed Claim (as defined in the Plan); and

WHEREAS, Cutters, Inc. failed to perform and comply with the Cutters' Plan and the Indebtedness became overdue and unpaid, resulting in defaults under the Plan and the Deed of Trust, by reason of which the lawful owner and holder of the Indebtedness secured by the Deed of Trust declared the Deed of Trust to be in default and commenced pursuit of its remedies as provided in the Deed of Trust and the Plan; and,

WHEREAS, in accordance with the Plan, Third National Bank in Nashville gave Johnny Reb Corporation and Dominion Bank of Middle Tennessee notice of the default, but following such notice the default was not cured; and,

WHEREAS, the lawful holder of the Indebtedness, Third National Bank in Nashville, appointed W. Fred Williams to serve as Successor Trustee in place of Julian L. Bibb in accordance with the terms of the Deed of Trust by an instrument of record in Book 8387, page 370, said Register's Office; and

WHEREAS, the lawful holder of the Indebtedness, Third National Bank in Nashville, directed the Successor Trustee to sell certain property held as security under the Deed of Trust (the "Property") as provided therein, and the Successor Trustee caused notice to be published in The Nashville Record that the Property would be sold beginning at 11:00 a.m. on September 26, 1991, with the sale of the tract described below (the "Tract") to occur at the location of the Tract at 501 24th Avenue North, Nashville, Tennessee, such advertisement appearing in said paper on August 29, 1991, September 5, 1991 and September 12, 1991, and sent a copy of such notice as provided in the Deed of Trust; and

WHEREAS, the Successor 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 Tract to Larry K. McCormick, at the price of One Hundred Seventy Thousand and No/100 Dollars ($170,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, W. Fred Williams, Successor Trustee as aforesaid, in consideration of the premises and the sum of $170,000.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Larry K. McCormick, his heirs, successors and assigns (the "Grantee"), all of my right, title and interest in and to the following described Tract, together with any and all fixtures, buildings, structures and other improvements located on all or any part of the Tract, all minerals, royalties, gas rights, water, water rights, water stock, flowers, shrubs, crops, trees, timber and other emblements located on, under or above all or any part of the Tract, any and all tenements, hereditaments, easements and appurtenances, reversions and remainders pertaining to the Tract, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

TRACT 1 (shown as Tract IV, Parcel IV on Deed of Trust):

A parcel of land in Davidson County, Tennessee, described as follows:

Being all of Lots Nos. 35, 36, 37, 38 and parts of Lots Nos. 39, 40 and 41 of the McEwen Property, as recorded in Plan Book No. 1, page 124, Chancery Court of Davidson County, Tennessee, together with the alley between said lots, and described as follows:

Beginning at a point in the southerly margin of Clifton Avenue, formerly Clifton Turnpike, at the northwest corner of Lot No. 35 of said plan; thence with the easterly margin of Twenty-Fourth Avenue North southwardly 675 feet, more or less, to the northwesterly margin of Felicia Street, formerly Stewart Street and formerly Old Charlotte Road, said point being the southwesterly corner of Lot No. 39 of said plan; thence with the northwesterly margin of the street last mentioned and with the southerly lines of Lots Nos. 39, 40 and 41 of said plan 375 feet, more or less, to the westerly margin of an alley; thence with the margin of said alley northwestwardly 202.3 feet to a point, the northeast corner of Lot No. 41 on said plan; thence southwestwardly with the southerly margin of an alley and with the northerly line of said Lot No. 41 10 feet, more or less, to a point; thence crossing said alley northwestwardly 16 feet to the southeasterly corner of Lot No. 38 on said plan; thence northwestwardly with the

easterly line of Lots Nos. 35, 36, 37 and 38 on said plan 319.6 feet to the southerly margin of Clifton Avenue; thence with said margin westwardly 187.4 feet to the point of beginning.

EXCLUDED from the foregoing description is the following property conveyed to the Nashville, Chattanooga, & St. Louis Railway by deed of record in Book 840, page 295, Register's Office of said County, and described as follows:

Being part of Lots Nos. 39, 40 and 41 of the McEwen Plan, of record in Plan Book No. 1 page 124 Chancery Court of Davidson County, Tennessee.

Beginning at the southeast corner of Lot No. 41 of said plan, said point of beginning being in the northerly margin of Stewart Street; thence southwestwardly along said margin 206.5 feet to a point; thence in a northeasterly direction, cutting across lots Nos. 39, 40 and 41 of said plan, along a line north of, parallel to, and 110 feet distant at all points from the center line of the outbound main track of the Nashville, Chattanooga, & St. Louis Railway, 243 feet to a point in the easterly line of Lot No. 41; thence in a southwardly direction with the east line of said Lot No. 41, 95.8 feet to the point of beginning.

Being part of the same property conveyed to Johnny-Reb Corporation by deed from Central Oak Products, Co. of record in Book 4604, page 494, Register's Office for Davidson County, Tennessee.

This is improved property.

The street address of the Tract is 501 24th Avenue North, Nashville, Tennessee.

The Tract is being sold AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE TRACT IS BEING SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTIBILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. FURTHER, THE UNDERSIGNED DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES AS TO THE ABSENCE OR PRESENCE OF HAZARDOUS SUBSTANCES ON OR UNDER THE PROPERTY AS DEFINED BY ANY ENVIRONMENTAL LAWS.

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

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

(1) Any and all unpaid real and personalty taxes, plus penalty and interest, if any. 1991 taxes will not be pro-rated. Grantee assumes full liability for such taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which this foreclosure sale is had.

(3) Easement for spur tracks on or across premises.

(4) Title to that portion of the premises, if any, embraced within the charter right-of-way of the CSX Railroad.

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

(6) Easements, if any, retained by the Metropolitan Government with regard to any closed streets or alleys.

(7) Such prior easements, building lines, recorded plans and restrictions as may be applicable.

(8) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(9) Rights or claims of parties in possession.

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

(11) Any and all deeds of trust and/or fixture filings which take priority over the Deed of Trust upon which this foreclosure sale is had.

(12) Any and all other matters, including, without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust under which the foreclosure was held.

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

W. Fred Williams,
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Cathy H. Pruitt, a Notary Public of the State and County aforesaid, personally appeared W. Fred Williams, 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 Successor Trustee, and that he as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of October, 1991.

Cathy H. Pruitt
Notary Public

My commission expires: 3/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value whichever is greater, for this transfer is One Hundred Seventy Thousand and No/100 Dollars ($170,000.00).

Affiant

Subscribed and sworn to before me this the 4th day of October, 1991.

Notary Public

My commission expires: 3/27/93

0570 10/04 0101 03CHECK 645.00

5214E/10-02-91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 170000.00
CON TX 629.00
PRFEE 1.00
UDEED 15.00
TOTAL 645.00
CHECK 645.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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RECEIVED FOR RECORD
OCT 4 3 39 PM '91

No. 465372