THIS INSTRUMENT PREPARED BY JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BUILDING, NASHVILLE, TENNESSEE 37201

Name & Address of a Property Owner:	Name & Address of Mortgagee:	Map-Parcel Numbers:
Sterling Industries, Ltd. 501 Metroplex Drive Nashville, TN 37211	SUNTRUST MORTGAGE, INC. P. O. Box 100100 Atlanta, Georgia 30402	Map 148-5 Parcel 5 5DU 03718

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

James A Carney
Affiant

Sworn to and subscribed before me on this the 13th day of July, 1990.

Beverly M Cole
Notary Public

My Commission Expires: 9-11-90

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 30th day of November, 1988 and recorded in Book 7719, page 285, Register's Office for Davidson County, Tennessee, Dix, Inc. conveyed there hereinafter described real estate to Saturn & Mazer, Trustee, to secure a promissory note described in said Deed of Trust; and

WHEREAS, the said Saturn & Mazer, Trustee, being unable or unwilling to serve, and the owner and holder of said note, under the powers granted in said Deed of Trust, elected to appoint a Substitute Trustee, and by virtue of the powers and in accord with the provisions of said Deed of Trust, appointed Bob Herrman as Substitute Trustee by instrument of record in Book 8476, page 299, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said note, and the full amount owed thereunder being due and payment having not been paid as demanded, the owner and holder of said note instructed the said Bob Herrman, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said Deed of Trust; and

WHEREAS, Bob Herrman, Substitute Trustee, did advertise said real estate for sale in accordance with the provisions of said Deed of Trust, giving notice of an intent to sell said real estate at the South door of the Courthouse in Nashville, Davidson County, Tennessee on Friday, July 13, 1990 at 12:40 o'clock P.M.; and

WHEREAS, at the time and place in said advertisement, the said Bob Herrman, Substitute Trustee, offered the real estate, hereinafter described, for sale to the

highest bidder for cash, and the highest and best bid received was that of Sterling Industries, Ltd. in the sum of Five Thousand ---------- And No/00 ---------- ($5,000.00) Dollars, and subject to any and all unpaid taxes and superior liens of record.

NOW, THEREFORE, Bob Herrman, Substitute Trustee, in pursuance of the power and authority vested in me by said instrument, and in accordance with the sum bidded, I, Bob Herrman, Substitute Trustee, hereby sell, transfer and convey unto the purchaser, Sterling Industries, Ltd., its successors and assigns, the following described real estate in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 142 on the Plan of Section III, Hillbrook, as shown on plan of record in Book 3300, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Dix, Inc. by deed from James R. Brown and wife, Susan L. Brown, of record in Book 7719, page 285, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, known as 317 Leapole Road, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate with all the appurtenances, estate, title and interest thereto belonging to the said Sterling Industries, Ltd., its successors and assigns.

This conveyance is made subject to the powers vested in me by instruments of record, but not otherwise, and subject to any and all unpaid real estate taxes, restrictions as to building and use, and prior liens of record.

IN WITNESS WHEREOF, I have hereunto affixed my name to this Substitute Trustee's Deed, on this the 13th day of July, 1990.

Bob Herrman Substitute Trustee
BOB HERRMAN, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named, Bob Herrman, Substitute 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 the 13th day of July, 1990.

NOTARY PUBLIC

My Commission Expires: 9-11-90

5 9 8 6 8

IDENTIFICATION REFERENCE

Nov 5 4 09 PM '91

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TENN.

PICK-UP

6762 11/05 0101 03CHECK 28.50

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

RECEIVED OF _____

FOR _____

BOOK 8480 PAGE 52

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 5000.00
CON TX 18.50
PRFEE 1.00
WDEED 9.00
TOTAL 28.50
CHECK 28.50

11/05/91 01 16:11 0001 6762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.9.8.6.8.

IDENTIFICATION REFERENCE

Nov 5 4 09 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 473904