SUBSTITUTE TRUSTEE'S DEED BOOK 8511 PAGE 653

This indenture made and entered into on this 11th day of December, 1991 by and between Richard D. Taylor, Substitute Trustee, of Nashville, Davidson County, Tennessee, Party of the First Part, and the Small Business Administration an agency of the United States of America, Party of the Second Part.

082-16-T
047.C

W I T N E S S E T H7

WHEREAS, by Deed of Trust dated December 12, 1986, and recorded in Book 7068, page 718, Register's Office, Davidson County, Tennessee, Victor G. Aeby and wife, Tracy C. Aeby, conveyed to Charles W. Bone, Trustee, the hereinafter described property to secure payment of a promissory note payable to Investors Federal Savings Bank, Nashville, Tennessee, in the original principal sum of ONE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($165,000.00); and

WHEREAS, by Assignment dated December 10, 1990, the aforesaid Deed of Trust was assigned to Small Business Administration; said Assignment being recorded in Book 8266, page 133, 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 October 25, 1991, and recorded in Book 8478, page 413, 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, 1991 on November 14, 21, 28 & December 5,; and

WHEREAS, pursuant to said notice, First Party did offer said property for sale at the door of the Davidson County Courthouse, Nashville, Tennessee on December 6, 1991 at or about 10:00 o'clock a.m., and the Small Business Administration an agency of the United States of America. being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Sixty-Seven Thousand Five Hundred and 00/100 ($67,500.00) 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:

TRACT I:

Being the western half of Lot 17 and the eastern 10 feet of Lot No. 18 in Blood's Addition to Nashville, a plan of which is of record in Plan Book 21, page 5, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 17 and 18 front together 35 feet on the northerly side of Woodland Street in Nashville, Tennessee, and extend back betweeen parallel lines 170 feet to an alley.

TRACT II:

Being the eastern 15 feet of the western 40 feet of Block 18 in Henry Blood's Addition to Edgefield, now East Nashville, Tennessee, a plan of which is of record in Plan Book 21, page 5, Register's Office for Davidson County, Tennessee.

Said property fronts 15 feet on the northerly side of Woodland Street in East Nashville, Tennessee, and runs back northerly between parallel lines 170 feet to an alley.

Being the same property conveyed to Victor G. Aeby and wife, Tracy C. Aeby, by Quitclaim Deed from Aeby House Partnership of record in Book 7068, page 714, Register's Office for Davidson County, Tennessee.

Said property is known as 629 Woodland Street, Nashville, Davidson County, Tennessee.

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 the outstanding balances of liens, if any, superior to the Deed of Trust mentioned hereinabove.

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 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 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 11th day of December, 1991.

Tracy L. Arrington
Notary Public

My Commission Expires: 9-16-95

New Owner / Tax Bills
Small Business Admin
50 Vantage Way
Suite 201
Nashville, TN 37228-1500

mail

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TENNESSEE REAL ESTATE TRANSFER
Dec 19 2 21 PM '91

Prepared By
Richard Taylor
One Union St
Nashville, TN 37201

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