Box 43

SUBSTITUTE TRUSTEE'S DEED BOOK 8585 PAGE 784

This indenture made and entered into on this 25th day of March, 1992 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, Party of the Second Part.

W I T N E S S E T H

WHEREAS, by Deed of Trust dated August 29, 1986, and recorded in Book 6965, Page 440, Register's Office, Davidson County, Tennessee, Chris G. Rainey, conveyed to Linda B. Hamsley, Trustee, the hereinafter described property to secure payment of a promissory note payable to Commerce Union Bank, Nashville, Tennessee, in the original principal sum of ONE HUNDRED FORTY TWO THOUSAND FOUR HUNDRED AND NO/100 DOLLARS ($142,400.00); and

WHEREAS, by Assignment dated October 19, 1990, the aforesaid Deed of Trust was assigned to Small Business Administration; said assignment being recorded in Book 8221, page 483, 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 January 29, 1992, and recorded in Book 8547, page 974, Register's Office, Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said principal note, as guaranteed, 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 February 20, 27, March 5 and 12, 1992; 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 March 25, 1992 at or about 12:30 p.m., and the Small Business Administration an agency of the United States, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Twenty Thousand and 00/100 ($20,000.00) 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:

> Land in Davidson County, Tennessee being Unit No. 4, Kimberly Court Condominiums as described on Plan attached as Exhibit D to the Master Deed for Kimberly Court of record in Book 6725, page 885, Register's Office for Davidson County, Tennessee which reference is hereby made for a more complete description.
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> Said property is known as 841 Wren Road, Goodlettsville, 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, 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 26th day of March 1992.

Tracy L. Arrington
Notary Public

My Commission Expires: 9-16-95

96395

IDENTIFICATION REFERENCE

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DAVIDSON COUNTY, TN

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