This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

mail- First Union National Bank of Tennessee
333 Union Street — Same — Map 103-16 Parcel No. 24
Nashville, TN 37237

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $98,321.92.

W. Brent Turney
Affiant

Subscribed and sworn to before me, this 29th day of May, 1992.

Notary Public

My Commission Expires: May 28, 1995

WHEREAS, by Deed of Trust dated August 23, 1990, and recorded in Book 8185, Page 954, and as amended by a certain Modification to Deed of Trust of record in Book 8217, Page 569, Register's office for Davidson County, Tennessee, Patrick M. Thompson and wife, Rita H. Thompson, conveyed to Robert R. Lane, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument recorded in Book 8604, Page 995, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 26th day of May, 1992, at 11:00 o'clock A.M. at the south door of the Davidson County Courthouse, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, First Union National Bank of Tennessee, being the highest and best bidder became the purchaser of said property at and for the sum of Ninety-Eight Thousand Three Hundred Twenty-One and 92/100ths Dollars ($98,321.92). This bid price was subject to the first mortgage indebtedness held by Metropolitan Federal Savings & Loan Association of record in Book 7499, Page 207, said Register's office.

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto First Union National Bank of Tennessee the following real estate:

Three tracts of land in the 7th Civil District of Davidson County, Tennessee, being more fully described as follows:

TRACT NO. 1: Being that certain 936/1000 acre tract on the plat of the west part of the land formerly owned by the society of Jesus, of record in Plat Book 547, page 10, Register's Office for Davidson County, Tennessee, and being a part of the tract of 56.8 acres of land conveyed to Lillian B. Crockett by deed of record in Book 577, page 51, said Register's Office, more particularly described as follows:

BEGINNING at a point in the center of Ensworth Avenue, being the southwest corner of the property purchased by Louise McClure Tinsley from Robert Vaughn, Clerk and Master, by deed of record in Book 342, page 598, said Register's Office, (later the property of the University of Nashville, MBA), it being also the northwest corner of the tract purchased by Lillian B. Crockett from the Catholic Society of Religious and Literary Education by deed of record in Book 577, page 51, said Register's Office, said point being 842 feet South 1½° West from the intersection of the center of Ensworth Avenue with the center of Harding Road; thence with the southerly margin of said University of Nashville property South 87° East 433 feet to the westerly margin of a 40-foot street; thence with the westerly margin of said street South 1½° West 100 feet; thence north 87° West 433 feet to a point in the center of Ensworth Avenue; thence with the center of Ensworth Avenue north 1½° East 100 feet to the beginning.

TRACT NO. 2: Beginning at a point in the center of Ensworth Avenue, said point being the southwest corner of the tract of land purchased by the University of Nashville from Louise McClure Tinsley and husband, by deed of record in Book 448, page 540, said Register's Office, and said point being also the northwest corner of the tract of land known as the Jesuit Property; running thence with a northeast boundary of said Jesuit Property South 87° East 433 feet to a point in the westerly margin of a 40-foot street; thence with the westerly margin of said street North 1¼° East 55 feet to a point, being the southeast corner of a tract of land sold by the University of Nashville to E. E. Murrey; thence with the south boundary of said land sold to E. E. Murrey North 87° West 433 feet to a point in the center of Ensworth Avenue; thence along the center of Ensworth Avenue South 1½° West 55 feet to the point of beginning.

TRACT NO. 3: Being part of a tract of 1.405 acres on the plat of the west part of the land

formerly owned by the Society of Jesus, of record in Book 547, page 10, Register's Office for Davidson County, Tennessee, and described more particularly as follows:

BEGINNING at a point in the center of Ensworth Avenue at the southwest corner of a lot conveyed by First Savings Bank & Trust Company, Trustee, to F. M. Bass by deed recorded in Book 613, page 497, said Register's Office; thence southerly with the center of said Ensworth Avenue 20 feet; thence east and parallel with said Bass' south line 433 feet to the west margin of a 40-foot street; thence with the west margin of said street north 20 feet to said Bass' southeast corner; thence with said Bass' south line westerly 433 feet to the beginning.

Being the same property conveyed to Patrick M. Thompson and wife, Rita H. Thompson, by deed from Everett I. Howell, Jr. and wife, Caroline H. Howell, of record in Book 7457, page 159, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all rights and equities of redemption, homestead, spouse's elective share, and all other rights or exemptions of every kind, including the statutory right of redemption in the property in the makers of said Deed of Trust, and all persons claiming through and under said makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto First Union National Bank of Tennessee, its representatives, successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either

number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 28th day of May, 1992.

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth M. Amos, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 28th day of May, 1992.

Elizabeth M. Amos
Notary Public at Large

My Commission Expires: 3/25/95.

ELIZABETH M. AMOS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IF 4860

IDENTIF. TREFERENCE

JUN 1 1 04 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6237 06/01 0101 03CHECK 376.71

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8638 PAGE 754

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	98321.92
CON TX	363.71
PRFEE	1.00
WDEED	12.00
TOTAL	376.71
CHECK	376.71

06/01/92 01 13:01 0001 6237

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:4860

IDENTIF. REFERENCE

JUN 1 1 04 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 536048