SUBSTITUTE TRUSTEE'S DEED

This indenture made and entered into on this 20th day of July, 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 of America, Party of the Second Part.

W I T N E S S E T H:

WHEREAS, by Deed of Trust dated April 17, 1987, and recorded in Book 7208, page 301, Register's Office, Davidson County, Tennessee, Susan Hackney conveyed to Michael C. Hill, Trustee, the hereinafter described property to secure payment of a Promissory Note payable to Citizens Bank, Elizabethton, Tennessee, in the original principal sum of TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($200,000.00); and

WHEREAS, by Assignment dated November 10, 1989, the aforesaid Deed of Trust was assigned to Small Business Administration; said Assignment being recorded in Book 8022, Page 186, 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 December 21, 1990, and recorded in Book 8269, Page 830, 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, on June 15, 22, 29 and July, 6, 1992; and

WHEREAS, pursuant to said notice, First Party did offer said property for sale on the premises located at 1248 Mary Helen Drive, Nashville, Tennessee on July 17, 1992, at or about 12:00 o'clock

Noon, 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 Thirty-One Thousand and 00/100 ($31,000.00)----------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 situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Brigid Ann Heights, Section Three (Revised) Resubdivision of Lots 6, 7, 8, 9 and 10, of record in Book 5210, Page 8, Register's Office for said County.
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> Said Lot No. 10 fronts 125.92 feet on the northerly margin of the terminus of Mary Helen Drive and extends back 297.89 feet on the easterly line and 267.78 feet on the westerly line to a dead line in the rear, measuring 345.00 feet thereon.
>
> Being the same property conveyed to Susan Hackney by deed from Robert B. Snyder and wife, Paula A. Snyder of record in Book 6045, Page 547, Register's Office for 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 Nashville, Tennessee, this 20th day of July, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

9-16-95

THIS INSTRUMENT PREPARED BY:

Richard D. Taylor
Attorney at Law
One Union Street
P.O. Box 198169
Nashville, TN 37219-8169
615-244-5361

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IDENTIF. TREFERENCE

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FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.