B14 5C

THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
511 Union Street, Suite 600
Nashville, Tennessee 37219
(615) 256-0815

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of August 16, 1983, **WESTMINSTER SQUARE, LTD., a Tennessee limited partnership having David Mills as its general partner,** executed a Deed of Trust to Sam D. Hodges, III, Trustee, for the purpose of securing the debt and obligations therein described, which Deed of Trust was recorded in Book 6117, page 80, in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, John C. Phipps II, was appointed Substitute Trustee in the place and stead of Sam D. Hodges, III, Trustee, said appointment being recorded in Book 8693, page 134, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debt and obligation secured by said Deed of Trust and the undersigned, as Substitute Trustee, was required by Delta Life and Annuity Company, the owners and holders of the debt, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and,

WHEREAS, the undersigned, as Substitute Trustee, did in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Nashville Record, a newspaper published in Davidson County, Tennessee, in the issues of August 13, 1992, August 20, 1992 and August 27, 1992, of said newspaper, said sale having been advertised for Thursday, September 10, 1992, commencing at 12:00 Noon, at the front steps of the Courthouse, in and for Davidson County, Tennessee, at which time and place same was offered for sale and sold; and,

WHEREAS, said sale was made subject to prior liens and encumbrances, including liens of real estate taxes, and any applicable restrictions, building lines, and easements; and

WHEREAS, the highest and best bid for said property was then and there made by **GRACE DEVELOPMENT, INC., a Tennessee corporation** ("Purchaser"), to wit: a bid of FIVE HUNDRED FORTY-THREE THOUSAND and 00/100 Dollars ($543,000.00) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, John C. Phipps II, as Substitute Trustee, has bargained and sold, and does by these present bargain, sell and convey unto the said Purchaser, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 113 and 114 and the northerly 10 feet of Lot 115, on the revised plan of part of University Place as of record in Book 332, page 145, Register's Office for said County.
>
> Said Lots 113 and 114 and the northerly 10 feet of Lot 115, together front 110 feet on the easterly side of Twenty-first Avenue, South, formerly Hillsboro Road, and run back between parallel lines 150 feet to an alley, Lot 113 running back with the southerly margin of Capers Avenue, formerly Peabody Place.
>
> It being the same property conveyed to Westminster Square, Ltd., by deed from George N. Spiva and Vianda Hale Hill, of record in Book 6117, page 75, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, unto the said GRACE DEVELOPMENT, INC., a Tennessee corporation, its successors and assigns, in fee simple, forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good except for prior liens of record, including any described herein above, and including any prior liens for taxes and any applicable taxes, building liens and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described deed of trust, and not further or otherwise.

IN WITNESS WHEREOF, the said John C. Phipps II, as Substitute Trustee, has hereunto set his hand this 10th day of September, 1992.

John C. Phipps II, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna Richardson, a Notary Public in and for said State and County duly commissioned and qualified, John C. Phipps II, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 10th day of September, 1992.

Notary Public

My Commission Expires: 9/24/94

****

PROPERTY OWNER: GRACE DEVELOPMENT, INC.

PROPERTY ADDRESS: 1602 - 21st Avenue South
Nashville, Tennessee

Send Tax Bills To: Grace Development, Inc.
c/o Jack Grace
110 21st Ave. S., Ste. 805
Nashville, Tennessee

45 | 5 6.

IDENTIFICATION REFERENCE

SEP 11 | 07 PM '92

DAVIDSON COUNTY, TN

MAP 104-8/PARCEL 126

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is and Five Hundred Forty-three Thousand and 00/100 Dollars ($543,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN to before me this 11th day of September, 1992.

Notary Public

My Commission Expires: 9/24/92

N VRS11387 V1

09/11 0141 03CHECK 2018.10 BB

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8728 PAGE 145

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
543000.00
CON TX 2009.10
PRFEE 1.00
WDEED 8.00
TOTAL 2018.10
CHECK 2018.10

09/11/92 01 13:08 0001 5948

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 5 1 5 8

IDENTIFICATION REFERENCE

SEP 11 1 07 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 569607