File Bot 12
JLR

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

BOOK 8913 PAGE 561

TO: Business Men's Assurance Company of America

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Business Men's Assurance Company of America c/o Lovell & Malone, Inc 404 James Robertson Parkway Nashville, TN 37219	(same)	Map 105-10 Parcel 71

This instrument prepared by: Waller Lansden Dortch & Davis, Attorneys at Law, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of April, 1993.

Jeanette J. Ramer
Notary Public

My Comm. Expires: 9/16/95

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 18, 1986, of record in Book 6922, page 315, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Davidson Equipment, Inc., conveyed to William C. Boyers, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 8859, page 463, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of William C. Boyers, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 10:00 A.M., on Monday, April 12, 1993, at the front door of the Courthouse, in Nashville, Davidson County, Tennessee, at public outcry, to the highest bidder for cash, in bar of all rights and equities of redemption, homestead, spouse's elective share of any estate, and all other rights or exemptions of every kind expressly waived in said deed of trust, including all legal, equitable, and statutory rights of redemption, exemptions of homestead, all rights arising by virtue of marriage, and all other similar exemptions and rights arising under or created by an applicable statute or judicial decision, all of which are expressly waived in the Deed of Trust; and the

advertisement of sale was duly published in THE NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on March 18, 25, and April 1, 1993; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Business Men's Assurance Company of America, acting through its agent, Tom Holland, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Business Men's Assurance Company of America, acknowledges receipt of the sum of Four Hundred Twenty-Five Thousand and no/100 Dollars ($425,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Business Men's Assurance Company of America, its successors and assigns, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot 2 of Davidson Equipment, Inc. Subdivision (not of record) and described as follows:
>
> Beginning at an iron pin in the westerly right-of-way margin of the L&N Railroad property, said iron pin being the southeast corner of the Norvell & Wallace property; thence with said right-of-way S 9°05'18" E 327.42 feet to an iron pin, the centerline of Argyle Avenue (now closed by Council Bill 74-954); thence with said line N 82°55'35" W 465.45 feet to an iron pin in the easterly right-of-way of I-65; thence with said right-of-way N 1°13'30" W 296.53 feet to a concrete monument; thence S 85°13'E 120.0 feet to a point; thence N 4°33' W 20.49 feet to a point; thence S 82°12'08" E 301.38 feet to the point of beginning, containing 3.16 acres, more or less.
>
> There is included in the above described property a 50 foot and a 30 foot ingress and egress easement running along the western and southern margin of this property, said easement recorded in Book 5945, page 419, Register's Office for Davidson County, Tennessee.
>
> There is also a 12 foot ingress and egress easement running along the southern margin of this lot being created by the recording of the Davidson Equipment, Inc. Subdivision.
>
> Being part of the same property conveyed to Davidson Equipment, Inc. by deed from Ralph Rogers and Company, Inc., of record in Book 5749, page 397, Register's Office for Davidson County, Tennessee.
>
> NOTE: This property is now known as Lot 2 on the Plan of Davidson Equipment, Inc. Subdivision, of record in Book 6900, page 42, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Business Men's Assurance Company of America, its successors and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto Business Men's Assurance Company of America, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 12th day of April, 1993.

Stephen C. Baker, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Baker, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of April, 1993.

Jeanette T. Ramer
NOTARY PUBLIC

My Commission Expires: 9/16/95

08.7.06

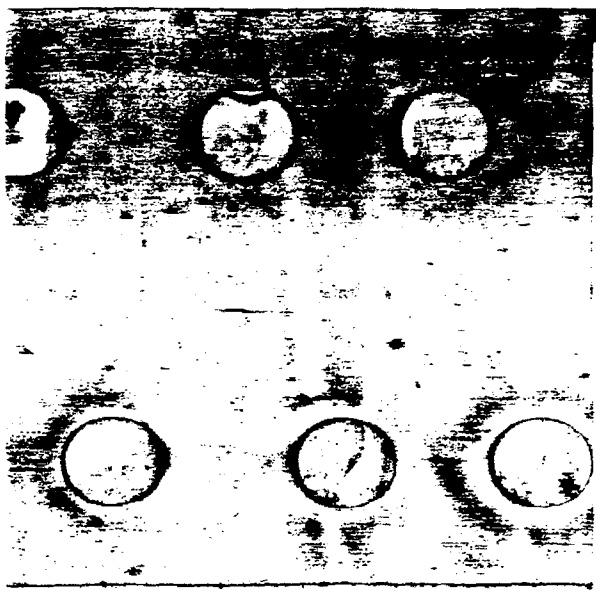
IDENTIFICATION REFERENCE

Apr 12 10 55 AM '93

FELIX W

4416 04/12 0101 03CHECK 1585.50

10032ABD
13045809



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

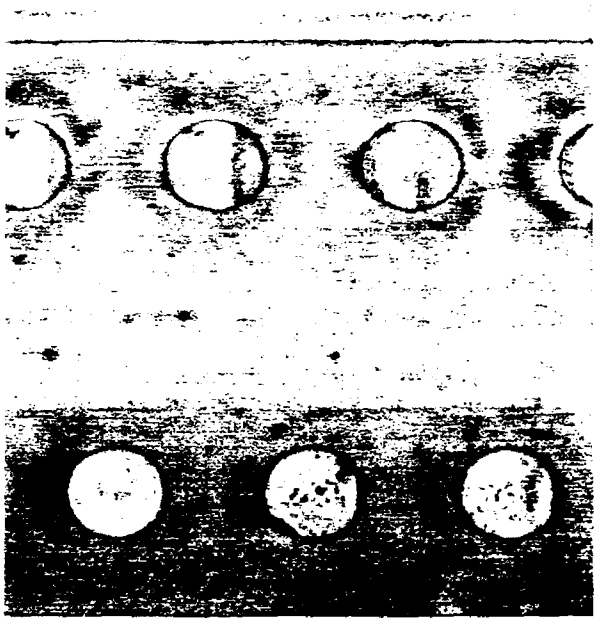
RECEIVED OF _____

FOR _____

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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
				425000.00
				CON TX 1572.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1585.50
				CHECK 1585.50
04/12/93	01			10:54 0001 4416



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08.7.06.

IDENTIFICATION REFERENCE

Apr 12 10 55 AM '93

FELIX Z. WILSON, II REGISTER

No. 639191