File Box 40

SEND TAX BILLS TO NEW OWNER:
Odell Binkley, Jr. and
Louis McRedmond
P.O. Box 145
3603 Central Pike
Hermitage, Tennessee. 37076

Map 86
Parcels 50 & 51

THIS INSTRUMENT PREPARED BY:
Dewey Pedigo, Jr., Attorney
301 Stahlman Building
Nashville, Tennessee. 37201

BOOK 9313 PAGE 943

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated November 18, 1987, and recorded in Book 7408, page 508, Register's Office, Davidson County, Tennessee, SIXTY-THREE ACRE ASSOCIATES, LTD., a Tennessee Limited partnership conveyed to Glenn L. Lawrence, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument of record in Book 9216, page 615, said Register's Office, the Deed of Trust of record in Book 7408, page 508, together with the obligation therein described was assigned to Louis McRedmond and Odell Binkley, Jr.; and

WHEREAS, by instrument dated March 4, 1994 and recorded in Book 9276, page 742, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed Dewey Pedigo, Jr. as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions and payments made as provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Dewey Pedigo, Jr., Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Dewey Pedigo, Jr., Substitute Trustee, did give twenty days notice of the time, place and terms of the sale by advertisement in three weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, (See Proof of Publication attached hereto as an exhibit) said advertisement appearing in the editions of said newspaper under the dates of March 24th, 31st, and April 7th, 1994 stating that on April 14, 1994, at 1:00 P.M. at the front and/or South door of the Davidson County Courthouse on the Public Square in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from equity of redemption,

the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes, notice of Federal Lien in Book 8452, page 20, Register's Office for Davidson County, Tennessee, with right of redemption of the United States of America, and certain encumbrances hereinafter set forth; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Dewey Pedigo, Jr., Substitute Trustee, offered said property for sale at public outcry and sold said property to Louis McRedmond and Odell Binkley, Jr. for $300,000.00, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid as set out above, the receipt of which is hereby acknowledged, and Louis McRedmond and Odell Binkley, Jr., being owner and holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and its indebtedness, together with expenses of said sale amounting to more than said bid, accordingly it is not required to pay any cash to the said Substitute Trustee. I, Dewey Pedigo, Jr., Substitute Trustee do hereby bargain and sell, and by these presents transfer and convey unto the said Louis McRedmond and Odell Binkley, Jr. (hereinafter referred to as Grantees) their heirs and assigns, the following described property in the State of Tennessee, Davidson County, to-wit:

TRACT 1

A tract of land in the 4th Civil District of Davidson County, Tennessee, shwon as Reserved Parcel A on the Plan of Oasis-Rainey Industrial Lands as of record in Book 4175, page 117, Register's Office for said County, to which plan reference is hereby made fora more complete description.

TRACT 2

Land lying and being in the 4th Civil District of Davidson County, Tennessee, shown as Tract 1 on the Plan of Oasis-Rainey Industrial Lands as of record in Book 4175, page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sixty-Three Acres Association, LTd. by deed from C. Hooper Development Company by deed of record in Book 7408, page 503, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 3540 Central Pike, Hermitage, Tennessee. 37076.

TO HAVE AND TO HOLD said property with the appurtencances, estate, title,

and interest thereto belonging to the Grantee, its successors and assigns, forever, but subject to said Davidson County real estate taxes, notice of Federal Lien of record in Book 8452, page 20, Register's Office for Davidson County, Tennessee, with right of redemption of the United States of America (See copy of letter from Internal Revenue Service attached hereto as an exhibit) and the following encumbrances:

1. Permit from Nora Johnson Cantrell and husband, D. W. Cantrell to Southern Bell Telephone and Telegraph Company, of record in Book 1174, page 366, Register's Office for said County, to cut, top and trim all trees and undergrowth so as to clear at least 23 feet of the wires on or adjacent to subject property.

2. Easement for flow of Stones River and Stones Creek.

3. A perpetual flowage easement granted United States of America as set forth in Judgmentof the United States District Court, Middle Tennessee, District, a certified copy of which appears of record in Book 2281, page 177, said Register's Office, in connection with Cheatham Lock and Dam Project, being Tracts Nos. S-1931-E, S-1931-2-3, and D-1942-2-E.

4. Title to that protion of the premises within the bounds of that property set forth and vested in the United States of America by Judgment of the United States District Court, Middle Tennessee District, a certified copy of which appears of record in Book 565, page 197, Register's Office for Davidson County, Tennessee, for a railroad right-of-way.

5. The Plan of record in Book 4175, page 117, said Register's Office, shows an owner's certificate, and note stating minimum building setback line to be established by the Health Department before building permit is issued and the following: Note No. 1: "We the owners of the 41.48 acre tract agree that this acreage shall be used in conjunction with the adjacent property that we owne on the west with access by way of a railroad underpass and a 50 foot access easement across the Louisville and Nashville Railroad right-of-way and fronting on Bradau Road. This tract shall not be used as a separate tie until otherwise approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee." Note No. 2: "No

building shall be constructed on either subject site until such are is filled to exceed the 420 foot maximum flood of record regulated contour line as indicated on this plat and approved by the Metropolitan Planning Commission of Nashvillee and Davidson County, Tennessee.

6. Subject to any Indian Graves located on subject property.

And I do further transfer and assign unto the said Grantees all of the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this 14th day of April, 1994.

Dewey Pedigo Jr., Substitute Trustee

SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

[illegible] 14-13 REC'D 030-EDK 1175.00

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

WITNESS my hand and official seal at Nashville, Tennessee, on this 14th day of April, 1994.

Johnnie A Luker

MY COMMISSION EXPIRES 11-22-97 NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 300,000.00.

Dewey Pedigo, Jr.

Affiant

Subscribed and sworn to before me, this 14th day of April, 1994.

Johnnie A Luker

MY COMMISSION EXPIRES 11-22-97 NOTARY PUBLIC

EXHIBIT

THE NASHVILLE RECORD

198 STAHLMAN BLDG., NASHVILLE, TENN. 37201
Nashville's Oldest Legal and Statistical Newspaper . . . Since 1936

Dewey Pedigo Jr.
301 Stahlman Bldg.
Nashville TN 37201

Re: 63 Acres Assoc. 3540 Central Pike,
AD NO. 1629 AMOUNT $249.00

PROOF OF PUBLICATION
COPY OF ADV.

BOOK 9313 PAGE 947

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Betty Davis, being duly sworn, make oath that I am Bookkeeper, of the NASHVILLE RECORD, a weekly newspaper published in Nashville, Davidson County, Tenn.

I make further oath that the attached publication appeared in the same on the following dates:

March 24, 31, April 7, 1994

THE NASHVILLE RECORD
Betty Davis
Betty Davis

Subscribed and sworn to before me this 7th day of April

Notary Public My Commission

My Commission Expires:

NOTICE OF FORECLOSURE SALE

WHEREAS, Sixty-Three Acre Associates, Ltd., a Tennessee Limited Partnership by Deed of Trust dated November 18, 1987, of record in Book 7408, and 508, Register's Office of Davidson County, Tennessee, conveyed to Glenn L. Lawrence, Trustee, the hereinafter described property to secure the payment of a Note payable to hereinafter described property to secure the payment of a Note payable to Metropolitan Federal Savings and Loan Association; and

WHEREAS, by an Assignment of record in Book 9216, page 615, Register's Office for Davidson County, Tennessee; Louis McRedmond and Odell Binkley, Jr. and now the owners of said Note; and

WHEREAS, demand has been made for the payment of the aforesaid Note secured by the Deed of Trust, which is in default; and

WHEREAS, Louis McRedmond and Odell Binkley, Jr., the owner and holder of said Note has demanded that the property be advertised and sold in satisfaction of said indebtedness and the costs of Foreclosure in accordance with the terms of said Note and the Deed of Trust; and

WHEREAS, the undersigned, Dewey Pedigo, Jr. and has been duly appointed as Substitute Trustee in the place and stead of Glenn L. Lawrence, Trustee, said Appointment being set forth in Book 9276, page 742, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE Notice is hereby given that I, Dewey Pedigo, Jr., Substitute Trustee, pursuant to the power, duty and authority vested in and imposed upon me in the above referenced Deed of Trust will on:

THURSDAY, APRIL 14, 1994

at 1:00 P.M., at the front and/or south door of the Davidson County Courthouse, in Nashville, Tennessee offer for sale to the highest bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions of every kind, but only as provided in the Deed of Trust, certain real property situated in Davidson County, Tennessee, described as follows:

TRACT 1

A tract of land in the 4th Civil District of Davidson County, Tennessee, shown as Reserved Parcel A on the Plan of Oasis-Rainey Industrial Land as of record in Book 4175, page 117, Register's Office for said County, to which plan reference us hereby made for a more complete description.

TRACT 2

Land lying and being in the 4th Civil District of Davidson County, Tennessee, shown as Tract 1 on the Plan of Oasis-Rainey Industrial Lands as of record in Book 4175, page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sixty Three Acres Association, Ltd. by deed from C. Hooper Development Company by deed of record in Book 7408, page 503, Register's Office for Davidson County, Tennessee.

The street address of the property is 3540 Central Pike, Hermitage, Tennessee 37076.

Said sale is made subject to a Notice of Federal Tax Lien of record in Book 8452, page 20, Register's Office for Davidson County, Tennessee, with the right of redemption of the United States of America. Unpaid 1993 Land Taxes, plus the following known encumbrances:

1. Permit from Nora Johnson Cantrell and husband, D.W. Cantrell to Southern Bell Telephone and Telegraph Company, of record in Book 1174, page 366, Register's Office for said County, to cut, top and trim all trees and undergrowth so as to clear at least 23 feet of the wires in or adjacent to subject property.
2. Easement for flow of Stones River and Stones Creek.
3. A perpetual easement granted United States of America as set forth in Judgment of the United States District Court, Middle Tennessee, District, a certified copy of which appears of record in Book 2281, page 177, said Register's Office, in connection with Cheatham Lock and Dam Project, being Tracts Nos. S-1931-E, S-1931-2-3, and D-1942-2-E.
4. Title to that portion of the premises with the bounds of that property as set forth and vested in the United States of America by Judgment of the United States District Court, Middle Tennessee District, a certificated copy of which appears of record in Book 565, page 197, Register's Office for Davidson County, Tennessee, for a railroad right-of-way.
5. The Plan of record in Book 4175, page 117, said Register's Office, shows an owner's certificate, and note stating minimum building setback line to be established by the Health Department before building permit is issued and the following: Note No. 1: "We the owners of the 41.48 acre tract agree that this acreage shall be used in conjuction with the adjacent property that we own on the west with access by way of a railroad underpass and a 50 foot access easement across the Louisville and Nashville Railroad right-of-way and fronting on Bradau Road. This tract shall not be used as a separate tie until otherwise approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee." Note No. 2: "No building shall be constructed in either subject site until such are in filled to exceed the 420 foot maximum flood of record regulated contour line as indicted on this plat and approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.
6. Subject to any Indian Graves located on subject property.

Dewey Pedigo, Jr.
Substitute Trustee
301 Stahlman Building
Nashville, Tennessee 37201
(615) 242-1731

Insertion Dates: March 24, 31, April 7, 1994.
AD. NO. 1629

Thursday, April 7, 1994-Th

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-7463
Date:
March 22, 1994

DEWEY PEDIGO, JR
ATTORNEY AT LAW
211 UNION STREET, 301 STAHLMAN BLDG
NASHVILLE TN 37201

Re: Notice of Sale
Taxpayer: DALE, PERRY & DONNA JR.
Property Address 3540 CENTRAL PIKE
HERMITAGE, TN

Dear Mr. Pedigo:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated March 14, 1994 was filed on time and contains all of the required information.

If the property is sold for more than the total due on the foreclosing instrument, plus other liens senior to the Federal tax lien(s) but junior to the foreclosing instrument, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDP 148, Nashville, Tennesee 37202, ATTENTION Special Procedures Function.

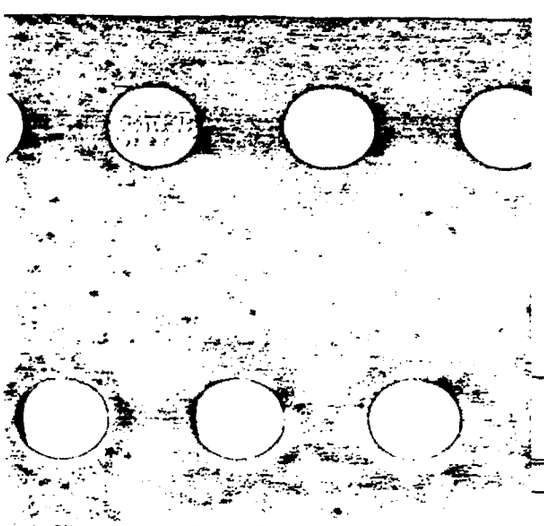
Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

39685
IDENTIFICATION REFERENCE

94 APR 15 PM 12:20
FELIA ... REGISTER
DAVIDSON COUNTY, TN.



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

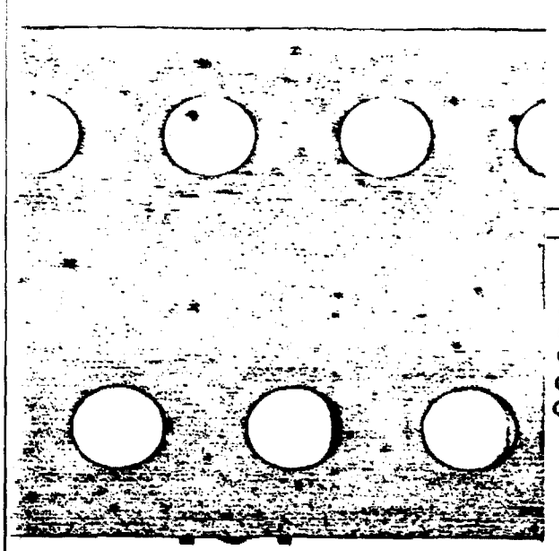
RECEIVED OF _____

FOR _____

BOOK 9313 PAGE 949

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 300000.00
CON TX 1110.00
PRFEE 1.00
WFEE 24.00
TOTAL 1135.00
CHECK 1135.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39685
IDENTIFYING REFERENCE

94 APR 15 P 12:20
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

04/15/94 01 12:21 0001 4709

No. 779899