SUBSTITUTE TRUSTEE'S DEED

This indenture made and entered into on this 22nd day of February, 19 95 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.

BOOK 9688 PG 916

W I T N E S S E T H

WHEREAS, by Deed of Trust dated December 20, 1988, and recorded in Book 7744, page 64, Register's Office, Davidson County, Tennessee, John L. Jenkins and Colleen Jenkins, conveyed to James W. Hofstetter, Jr., Trustee, the hereinafter described property to secure payment of a promissory note payable to Third National Bank, Nashville, Tennessee, in the original principal sum of ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($100,000.00); and

WHEREAS, by Assignment dated March 28, 1991, the aforesaid Deed of Trust was assigned to Small Business Administration; said assignment being recorded in Book 8320, page 775, 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 July 20, 1993, and recorded in Book 9046, page 837, 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 January 27, February 2, 9 and 16, 1995 and

WHEREAS, pursuant to said notice, First Party did offer said property for sale at the door of the Davidson County Courthouse, Nashville, Tennessee on February 22, 1995 at or about 10:00 a.m., 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 th› sum of Fifty-Two Thousand and 00/100 ($52,000.00) Dollars and said sum of said bid having been paid, the receipt of which is hereby acknowledged. BOOK 9688 PG 917

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 situate in Davidson County, Tennessee, to-wit:

> Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 4 and 5 on the Plan of the Subdivision of the Thadeus Love Tract, as of record in Plan Book No. 2, page 106, Chancery Court at Nashville, Tennessee, described as follows:
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> Beginning at a point on the southerly margin of Childress Road, now Cheron Road, North 87 deg. West., 108.0 feet from the intersection of the western boundary line of the property conveyed to Edward Yeatman by deed from Robert Wilson, et al, of record in Book 545, page 520, Register's Office for Davidson County, Tennessee, and the southerly margin of said Road; thence, with the southerly margin of said Road, North 87 deg. West 250 feet to the eastern boundary line of the Missionary Baptist Church lot; thence, with same South 0 deg. 30' West, 178.5 feet to said Church's southeast corner; thence, with said Church's southern boundary line South 89 deg. West, 104.3 feet; thence, South 4 deg. 30' West, 295.5 feet; thence, South 86 deg. 35' East, 438.04 feet to said Yeatman's western boundary line; thence, with same North 5 deg. 50' East, 283.11 feet; thence, North 87 deg. West, 108.0 feet; thence, North 5 deg. 50' East, 201.67 feet to the point of beginning, and described partly according to a survey made by Ralph W.C. Lambert, dated November 8, 1974.
>
> Being the same property conveyed to John L. Jenkins, by deed from Sam Sims, an unmarried man, of record in Book 4900, page 198, Register's Office of Davidson County, Tennessee.
>
> Subject to a prior lien in favor of Metmor Financial, Overland Park, Kansas in the approximate amount of $41,000.00.
>
> Said property is known as 609 Cheron Road, Nashville, 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, (except as set forth below), homestead and dower, subject to validly liened ad valorem taxes, and the outstanding balances of liens, if any, superior to the Deed of Trust mentioned hereinabove and to the following, if applicable: the statutory right of redemption of the United States, pursuant to 26 U.S.C. Section 7425(d)(1), and/or of the State of Tennessee, pursuant to T.C.A. Section 67-1-1433(c)(1), as set forth in the Substitute Trustee's Notice of Sale. [A copy of any required

statutory notice to the United States and/or the State of Tennessee, and the response(s) thereto, if any, is attached hereto as a collective exhibit.] BOOK 9688 PG 913

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 office in Nashville, Tennessee, this 23rd day of February 19 95

Tracy L. Arrington
Notary Public

My Commission Expires: 9-16-95

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IDENTIF. & REFERENCE
95 JUN -2 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
6968 06/02 0101 01CASH 12.00