BOOK 10150 PG 804

SUBSTITUTE TRUSTEE'S DEED

MAP 034-09-0
PAR 114.00

WHEREAS, on the 30th day of April, 1986, and March 25, 1988, Burl W. White and wife, Gale P. White, executed and delivered to James Wm. Hufstetter, Jr., Trustee, and Paul R. White, Trustee, respectively, certain deeds of trust ("Deeds of Trust"), conveying to them, as Trustees, certain property hereinafter fully set forth and described, which Deeds of Trust were recorded in the Register's Office of Davidson County, Tennessee in Book 6901 at page 718, and modified by instrument of record in Book 7515 at page 431; and Book 7500 at page 799, respectively; to secure the payment of certain Promissory Notes (the "Notes"); and

WHEREAS, said Deeds of Trust were assigned by Third National Bank in Nashville to Kevin Carter et al as recorded in Book 9502, page 43; and subsequently by Kevin Carter et al to Central State Bank, Lexington, Tennessee, as recorded in Book 9502 at page 45; and subsequently assigned by Central State Bank to Hi-Tech Manufacturing of Lexington, Inc., Lexington, Tennessee, as recorded in Book 9982 at page 259, all in the Register's Office of Davidson County, Tennessee; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Notes by an instrument of record in Book 10085 at page 548 in the Register's Office of said County; and

WHEREAS, default having been made in the payment of the indebtedness and obligations secured to be paid by said Deeds of Trust, the holder of said indebtednesses and obligations requested the undersigned to advertise and sell the property

conveyed thereby according to the terms of said Deeds of Trust; and

WHEREAS, in accordance with said request, the property was advertised for sale in the Nashville Record, a weekly newspaper published in Nashville, Davidson County, Tennessee, on June 27, 1996, July 4, 1996, and July 11, 1996, giving the time, terms, place of sale and description of the property; and

WHEREAS, at the time, being the 24th day of July, 1996, at 11:00 A.M., and place being, as mentioned in said advertisement, the Lobby of the Metropolitan Courthouse, One Pubic Square, Nashville, Davidson County, Tennessee, the property was offered for sale at public outcry to the highest and best bidder for cash, at which sale said property was sold to HI-TECH MANUFACTURING OF LEXINGTON, INC., a Tennessee corporation (the "Grantee"), at and for the sum of Eighty-four Thousand Eighty-one and 05/100 Dollars ($84,081.05), that being the highest and best bid offered; and

WHEREAS, the bid price has been applied in accordance with the provisions of said Deeds of Trust;

NOW, THEREFORE, the undersigned, BILL R. MARTIN, as Substitute Trustee (hereinafter sometimes called "Grantor"), hereby bargains, sells and conveys unto the Grantee the Property above mentioned and fully described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 3 and 4 of Block B on the plat of Edenwold City as of record in Book 421, page 123, Register's Office of Davidson County, Tennessee.
>
> Being known as 205 Edenwold Road, Madison, Tennessee.

There is situated on the above-described real estate, and within the boundary thereof, a commercial building.

Being the same property conveyed to Burl W. White and wife, Gale P. White, by deed from M. Enterprise, Inc. of record in Book 7500, page 796, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Property, together with the hereditaments and appurtenances of and to the same belonging or in any wise appertaining, unto the said Grantee, together with all rights and benefits of the covenants and warranties to Grantor made in said Deeds of Trust insofar as he can or ought as Substitute Trustee, but not further or otherwise.

Title to the Property described herein is conveyed subject to all liens, easements, covenants, conditions, encumbrances, and restrictions which are prior to the lien of said Deeds of Trust and any unpaid ad valorem taxes or other taxes.

IN WITNESS WHEREOF, the said Grantor has executed this instrument on this the 25th day of July, 1996.

BILL R. MARTIN
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF HENDERSON

Personally appeared before me, a Notary Public in and for said State and County duly commissioned, qualified and acting, BILL R. MARTIN, Substitute Trustee, with whom I am persoally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of July, 1996.

Paulette Vanessa
Notary Public

My Commission expires: 10-18-96

NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or value of the property, whichever is greater, for this transfer is $84,081.05.

Affiant

Sworn to and subscribed before me, this 25th day of July, 1996.

Notary Public

My Commission expires: 10-18-96

NOTARY PUBLIC AT LARGE

Property address:

205 Edenwold Road
Madison, TN 37115

Mail tax notices to:

Hi-Tech Manufacturing of Lexington, Inc.
P. O. Box 1062
Lexington, TN 38351

THIS INSTRUMENT PREPARED BY BILL R. MARTIN, ATTORNEY AT LAW,
43 NORTH BROAD STREET, LEXINGTON, TENNESSEE 38351

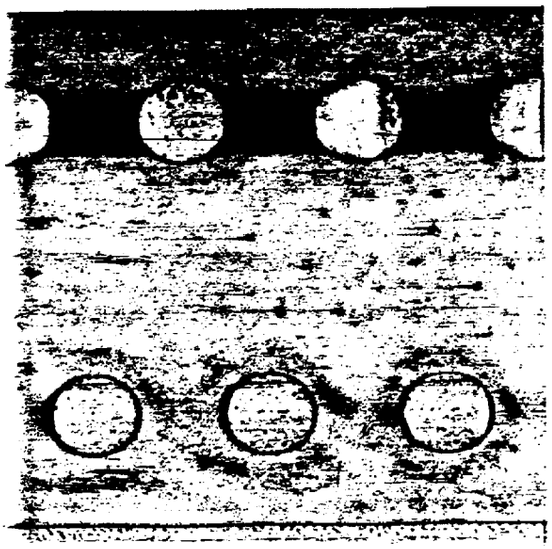
BOOK 10150 PG 807

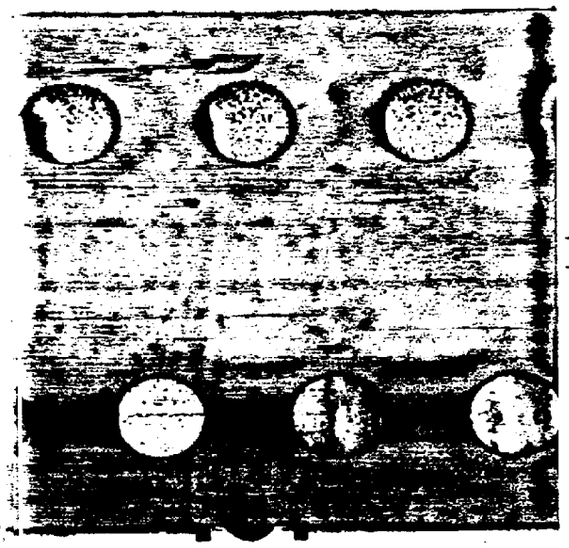
02 12638
IDENTIF. ^ REFERENCE

96 AUG -8 AM 10:46

HARRY A. BURGESS, REGISTER
DAVIDSON COUNTY, TN.

4974 08/08 0101 03CHECK 328.10





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

RECEIVED OF _____

FOR _____

BOOK 10150 PG 808

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 84081.05
CON TX 311.10
PRFEE 1.00
WDEED 16.00
TOTAL 328.10
CHECK 328.10

08/08/96 01 10:53 0001 4974

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0212638
IDENTIF. ↑ REFERENCE

96 AUG -8 AM 10:46

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1017577