SUBSTITUTE TRUSTEE'S DEED

This indenture made and entered into on this 10th day of July, 1996 by and between Richard D. Taylor, Substitute Trustee, of Nashville, Davidson County, Tennessee, Party of the First Part, and R & R Mowers, Inc., a Tennessee Corporation of Nashville, Tennessee, Party of the Second Part.

BOOK 10202 PG 520

W I T N E S S E T H

WHEREAS, by Deed of Trust dated March 18, 1994, and recorded in Book 9286, page 287, Register's Office, Davidson County, Tennessee, Richard D. Hearring and Debra A. Hearring, conveyed to Lisa E. Peerman, Trustee, the hereinafter described property to secure guaranty of payment of a promissory note payable to Union Planters National Bank, Nashville, Tennessee, in the original principal sum of FORTY FIVE THOUSAND AND NO/100 DOLLARS ($45,000.00); and

WHEREAS, by Assignment dated September 6, 1994, the aforesaid Deed of Trust was assigned to Small Business Administration; said assignment being recorded in Book 9458, page 192, 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 May 7, 1996, and recorded in Book 10049, page 261, 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, Guaranty and Deed of Trust; and

WHEREAS, First Party did advertise said property for sale in accordance with the terms of said Note, Guaranty and Deed of Trust, notice of same and place of said sale being published in the Nashville Record on June 6, 13, 20 and 27, 1996; and

WHEREAS, pursuant to said notice, First Party did offer said property for sale on the premises located at 100 Rock Street

COURTHOUSE, Nashville, Tennessee on July 1, 1996 at or about 10:00 a.m., and R & R Mowers, Inc., a Tennessee corporation of Nashville, Tennessee, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of One Hundred Eighty Thousand and 00/100 ($180,000.00) Dollars and said sum of said bid having been paid, the receipt of which is hereby acknowledged.

BOOK 10202 PG 521

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:

See Attached Exhibit "A" for legal description.

Said property is known as 100 Rock Street, 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.]

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

BOOK 10202 PG 522

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 10th day of July 19 96.

Tracy L. Arrington
Notary Public

My Commission Expires: 7-24-99

TRACY L. ARRINGTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Owner & Tax Bills:
R+R Mowers
mail 5217 N. Lt 41 Turnpike
Hodgville Ky 42748

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 120.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF Sept 1996.

Deputy Register

Prepared Richard D. Taylor

0229132
IDENTIF. ↑ REFERENCE

96 SEP 25 PM 1:32

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2631 09/25 0101 03CHECK 683.00

EXHIBIT "A"



Land in Davidson County, Tennessee, described as follows:

TRACT A:

071-03-0
163.00

Being Lot No. 2 on the Plan of the Resubdivision of Lot No. 24 of Jones and Hart Subdivision, of record in Book 8250, page 155, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard Hearring, by deed from J. Harold Shankle Co., Inc., of record in Book 8862, page 617, Register's Office for Davidson County, Tennessee.

TRACT B:

060-15-0
039.01

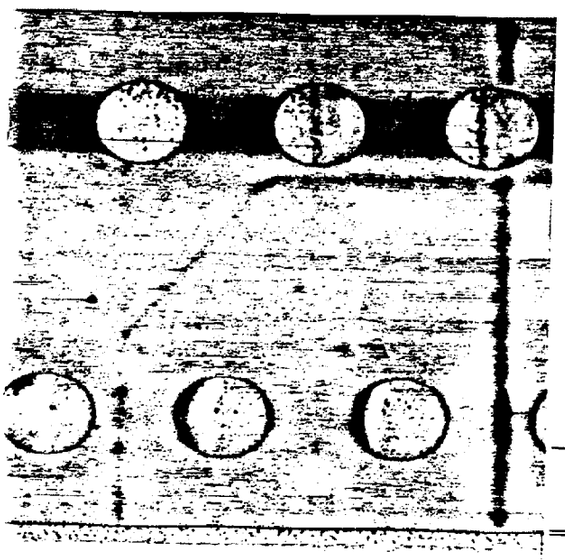
Land in Davidson County, Tennessee, being the easterly parts of Lot No. 25 on the Plan of Jones and Hart's Subdivision, as of record in Plat Book 332, page 43, Register's Office for said County, as more particularly described as follows:

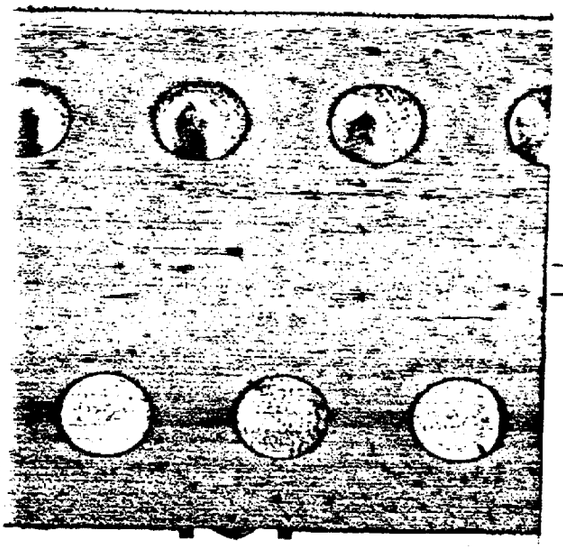
Tract I: Being the easterly 125 feet of the northerly 100 feet of said Lot No. 25. Said easterly 125 feet of said lot fronts 125 feet on the southerly margin of Rock Street and 100 feet on the westerly margin of Plum Street and extends back 100 feet on the westerly line and 125 feet on the southerly line to a point in the rear.

Tract II: Being the easterly 154 feet of the southerly 100 feet of said Lot No. 25. Said easterly 154 feet of said lot fronts 100 feet on the westerly margin of Plum Street and extends back between parallel lines 154 feet to a dead line.

Being the same property conveyed to Richard D. Hearring, by deed from W. T. Ralls, Trustee, of record in Book 7113, page 656, Register's Office for Davidson County, Tennessee.

Richard Hearring and Richard D. Hearring are one and the same person.





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

RECEIVED OF _____

FOR _____

BOOK 10202 PG 524

| | | |
|---|---|---|
| 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 180000.00
CON TX 666.00
PRFEE 1.00
WDEED 16.00
TOTAL 683.00
CHECK 683.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2631

0229132
IDENTIF. ↑ REFERENCE

96 SEP 25 PM 1:32

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1035032