SUBSTITUTE TRUSTEE'S DEED

This indenture made and entered into on this 3rd day of December, 1998 by and between Richard D. Taylor, Substitute Trustee, of Nashville, Davidson County, Tennessee, Party of the First Part, and The Madison Suburban Utility District of Nashville, Tennessee, Party of the Second Part.

BOOK 11300 PAGE 15

W I T N E S S E T H

WHEREAS, by Deed of Trust dated April 23, 1993, and recorded in Book 8930, page 719, and re-recorded in Book 8955, page 622, Register's Office, Davidson County, Tennessee, J. Ronald Shepard and Theresa L. Cook, conveyed to Glenn Hackett, Trustee, the hereinafter described property to secure payment of a promissory note payable to First Independent Bank, Gallatin, Tennessee, in the original principal sum of ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($140,000.00); and

WHEREAS, by Assignment dated June 13, 1997, the aforesaid Deed of Trust was assigned to Small Business Administration; said assignment being recorded in Book 10493, page 187, 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 21, 1998, and recorded in Book 11035, page 844, 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 November 5, 12, 19 and 26, 1998; and

WHEREAS, pursuant to said notice, First Party did offer said property for sale on the premises located 115 West Webster Street, Nashville, Tennessee on December 3, 1998 at or about 10:00 a.m., and The Madison Suburban Utility District of Nashville, Tennessee, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Ninety-One Thousand and 00/100 ($91,000.00) Dollars----and said sum of said bid having been paid, the receipt of which is hereby acknowledged.

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 115 West Webster 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

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 3rd day of December 1998

Tracy L. Arrington
Notary Public

My Commission Expires: 7-24-99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 91,000.00.

Richard D. Taylor
AFFIANT

SWORN TO AND SUBSCRIBED before me this 3rd day of December, 1998.

Tracy L. Arrington
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-24-99

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
The Madison Suburban Utility District 108 W. Webster Street Madison, TN 37115	Same	

THIS INSTRUMENT PREPARED BY:

Richard D. Taylor
Attorney at Law
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

MAIL ENV.

99 JAN 15 PM 3:27

5375714

FILE & REFERENCE

EXHIBIT A

TRACT ONE:

A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, and more particularly described as follows:

> Beginning at the northeast intersection of Webster Street and the L & N Railroad right-of-way, thence along said right-of way North 18 deg. 33' East 323 feet, more or less, to Cartwright's southwest corner, now the Madison Shopping Center; thence along the Madison Shopping Center line, South 55 deg. East 209.6 feet; thence South 18 deg. 33' West 271.4 feet to the north margin of Webster Street; thence with Webster Street, North 49 deg. West 200 feet to the point or place of beginning.

Being the same property conveyed to JAMES RONALD SHEPARD (a single person) by Quitclaim Deed from JAMES RONALD SHEPARD of Record in Book 8683, Page 112 Register's office for Davidson County, Tennessee. The property having been received by JAMES RONALD SHEPARD by Warranty Deed from Supreme Equipment X-Change, Inc. of record in Book 8678, Page 54 Register's office for Davidson County, Tennessee.

3615 01/15 0101 03CHECK 355.70

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11300 PAGE 19

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0537574

IDENTIF. REFERENCE

99 JAN 15 PM 3:27

CAMT $1000.00
CON T 336.70
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 355.70
CHECK 355.70

01/15/99 01 15:25 0001 3215

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1413050