Box 2

SUBSTITUTE TRUSTEE'S DEED

This indenture made and entered into on this 30th day of December, 1999 by and between Richard D. Taylor, Substitute Trustee, of Nashville, Davidson County, Tennessee, Party of the First Part, and Charles Edward Roberts, et ux, Mary Ann Roberts of Lewisburg, Tennessee, Party of the Second Part.

Instr:200001050001302 Page: 1 OF 3
REC'D FOR REC 01/05/2000 10:09:09AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $629.00

W I T N E S S E T H

WHEREAS, by Deed of Trust dated February 1, 1993, and recorded in Book 8853, page 486, Register's Office, Davidson County, Tennessee, Avery J. Smith and Ursula I. Smith, conveyed to Sam Hinton, Trustee, the hereinafter described property to secure payment of a promissory note payable to NationsBank of Tennessee, Nashville, Tennessee, in the original principal sum of ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($140,000.00); and

WHEREAS, by Assignment dated January 4, 1995, the aforesaid Deed of Trust was assigned to Small Business Administration; said assignment being recorded in Book 9586, page 307, 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 April 8, 1998, and recorded in Book 10902, page 195, 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 The Nashville Record on November 4, 11, 18 and December 2, 1999; and

WHEREAS, pursuant to said notice, First Party did offer said property for sale on the premises located at 1029 Fifth Avenue North ~~at the Courthouse~~ Nashville, Tennessee on December 3, 1999

at or about 10:00 a.m., and Charles Edward Roberts, et ux Mary Ann Roberts of Lewisburg, Tennessee, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of One Hundred Seventy Thousand and 00/100 ($170,000.00) 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:

> Being the northerly 60 feet of Lot No. 9 and the southerly 50 feet front of the easterly 120 feet of Lot No. 10 on the Plan of George Shall's Subdivision of Lots Nos. 50 and 51 in Balch and Whiteside's Addition to Nashville, as of record in Book "Y", page 117, Register's Office for said County, described according to a survey made August 25, 1928, by W.B. Southgate, as follows:
>
> Beginning on the westerly margin of 5th Avenue, North, formerly Summer Street, 76 feet south of the southerly margin of Jefferson Street; thence with the western margin of 5th Avenue, North, southwardly 110 feet; thence westwardly 172 feet to the easterly margin of an alley; thence with said alley, northwardly 60 feet to the line between Lots Nos. 9 and 10; thence with said line, eastwardly 52 feet thence northwardly and parallel with the westerly margin of 5th Avenue, North, 55 feet; thence eastwardly 120 feet to the beginning.
>
> Said property is known as 1029 5th Avenue North, 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, Sheila K. Livesay ~~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 30th day of December 1999.

Notary Public

My Commission Expires: 7-26-2003

AFFIDAVIT OF VALUE

State of TENNESSEE)
County of DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $170,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of December, 1999.

Notary Public

My Commission Expires: 7-26-2003

Property Address: 1029 5th Avenue North
Nashville, Tennessee

Map/Parcel # Info: 082-13-0-235 04W-00580
082-13-0-236.00 04W-00585

Send Tax Bills to:
Charles Edward Roberts
508 CORNERSVILLE ROAD
LEWISBURG, TN 37091

This Instrument was prepared by:
Taylor, Pigue, Marchetti & McCaskill, PLLC
2908 Poston Ave.
Nashville, TN 37203