Davidson County DEEDTRS
Recvd: 03/21/01 13:43 4pgs
Fees:19.00 Taxes:1665.00
20010321-0027208

37

Address New Owner:	Send Tax Bills To:	Map/Parcel Number
Finova Capital Corporation 311 South Wacker Drive, Suite 4400 Chicago, IL 60606-6622	Same	82-9-158

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS)
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Mid-South Materials Company, a Tennessee corporation, by Tennessee Deed of Trust and Security Agreement (the "Deed of Trust") dated July 2, 1997, transferred and conveyed to Ernest Williams, III, Trustee, the property described in *Exhibit A* hereto (the "Property") the Deed of Trust being of record in Book 10528, page 134, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record as Instrument No. 20010208-0012601, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at eleven o'clock (11:00 a.m.), March 20, 2001, at the Davidson County Courthouse, Nashville, Tennessee when and where FINOVA Capital Corporation, successor in interest to Freemont Financial Corporation ("Grantee"), became the last and highest bidder for cash at the price of Four Hundred Fifty Thousand and 00/100 ($450,000.00) Dollars.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of March, 2001.

NOTARY PUBLIC
My Commission Expires:

BARBARA KIRKLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0705455.01
100087-001 03/20/2001

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

This is improved property in Nashville, Davidson County, Tennessee, known as 1322 Fifth Avenue North.

Words used herein indicating number or gender shall be read as context may require.

Dated this 20th day of March, 2001.

Charles S. Sanger, Successor Trustee

Charles S. Sanger, as Successor Trustee, and not otherwise

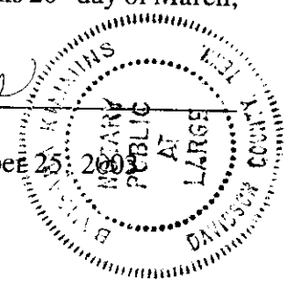
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of March, 2001.

Barbara Kimmins

Notary Public
My Commission Expires: October 25, 2003



0705455.01
100087-001 03/20/2001

EXHIBIT "A"

A tract of land in the First Civil District, the Twentieth Councilmanic District of Davidson County, Tennessee, being Lots 67 and 68 on McGavock's first Addition to Nashville according to Plan of Record in Book 10, pages 606 to 609 of the Register's Office for said county, being more particularly described as follows:

Beginning at the intersection, on the easterly margin of Taylor Street and Fifth Avenue North; thence with the easterly margin of Fifth Avenue North, South 30°25'22" East, 95.17 feet to a PK nail, the true point of beginning for this tract;

Thence leaving said margin of Fifth Avenue North, North 59°46'09" East, 173.88 feet to an iron pin in the westerly margin of Alley Number 202;

Thence along said margin of said alley, South 30°26'08" east, 189.94 feet to an iron pin;

Thence leaving said alley, south 59°45'01" west, 173.92 feet to a PK nail in the easterly margin of Fifth Avenue North;

Thence along said margin of Fifth Avenue North, North 30°25'22" West, 190.00 feet to the point of beginning containing 33,036.467 square feet or 0.758 acres, as shown on survey of H& H Land Surveying, Inc., dated January 26, 1996, revised January 30, 1996, June 17, 1997, July 1, 1997 and July 9,1997 for Mid-South Materials Company, Michael V. Holmes, Tennessee Registered Land Surveyor No. 213.

Being the same property conveyed to Mid-South Materials Company by deed from Roland L. Jones and Carl E. Jones, Partners and Roland Leonard Jones and Carl Enoch Jones by deed of record in Book 9123, page 338, Register's Office for Davidson County, Tennessee.