Davidson County DEEDTRS
Recvd: 05/03/01 12:32 3pgs
Fees:15.00 Taxes:1905.50
20010503-0045569

This Instrument Prepared By:
Richard K. Smith
Parker, Lawrence, Cantrell & Dean
200 Fourth Avenue, North
5th Floor, Noel Place
Nashville, Tennessee 37219

Owner: REGIONS BANK
Send Tax bills to:
315 Union Street
Nashville, TN 37230-5171
Map&Parcel: Map 34-15, Parcels 32 and 33

TRUSTEE'S DEED

WHEREAS, Bluegrass Investment Corporation, a Tennessee corporation, conveyed by Construction Deed of Trust, dated January 30, 1998, to T. Richard Dean, Trustee, of record in Book 10797, page 460, of the Register's Office for Davidson County, Tennessee, the hereinafter described real property, to secure payment of a Promissory Note as more fully described in said Construction Deed of Trust, payable to Regions Bank of Tennessee; and

WHEREAS, Kathryn A. Brothers has been appointed Successor Trustee by the owner and holder of said Note by instrument recorded as instrument number 20010503-0045358 of the Register's Office for said County; and

WHEREAS, default occurred in the terms and conditions of said Note and/or Deed of Trust and the lawful owner called on Kathryn A. Brothers, Successor Trustee, to advertise the property for sale pursuant to the provisions of the Construction Deed of Trust. The Successor Trustee did, therefore, pursuant to the authority vested in him as Successor Trustee, and pursuant to the terms and provisions of said Construction Deed of Trust advertise the property by publishing a Notice of Sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on April 12, April 19, and April 26, 2001, at the courthouse in Nashville, Davidson County, Tennessee at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to any and all taxes, liens, restrictions, restrictive covenants, easements, setback lines, encumbrances, and rights pertaining thereto which may effect the property.

Pursuant to said Notice of Sale, the Successor Trustee, at the time and place affixed therein, offered the property for sale to the highest bidder for cash and sold said property to REGIONS BANK, for the sum of Five Hundred Fifteen Thousand and 00/100 ($ 515,000.00), this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its note and its permissible expenses and fees incurred as of the date of sale, the Successor Trustee has this date bargained and sold and does hereby sell, transfer and convey unto REGIONS BANK, its successors and assigns, the following described real property in Davidson County, Tennessee, and more particularly described as follows:

Tract 1: Land in Davidson County, Tennessee, being Lot #2 on the plan of Rivergate Industrial Park, Section 2, which is of record in Plat Book 6900, Page 239, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. Being same property conveyed to Bluegrass Investment Corporation by deed from Franklin M. Myers and wife Lucy Myers of record in Book 10797, page 454, Register's Office for said County.

Tract 2: Land in Davidson County, Tennessee, being Lot #3 on the plan of Rivergate Industrial Park, Section 2, which is of record in Plat Book 6900, Page 239, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. Being same property conveyed to Bluegrass Investment Corporation by deed from Michael T. Price and wife, Shannon S. Price of record in Book 10797, Page 454, Register's Office for said County.

TO HAVE AND TO HOLD, the aforesaid real estate, together with all improvements thereon, upon the said REGIONS BANK, its successors and assigns, in fee simple, forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all being put in previous writing.

And the Successor Trustee does hereby transfer, assign and set over to the said REGIONS BANK, its successors and assigns all the covenants and warranties contained in the aforesaid Construction Deed of Trust, and does hereby warrant the title as fully as he is authorized to do as Successor Trustee, but no further or otherwise. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Unpaid Davidson County taxes for 2000 due and owing, in the amount of $6,014.61;

2. Davidson County taxes for 2001 a lien but not yet due and payable;

3. Any restrictive covenants of record in the plan of Rivergate Industrial Park, Plat Book 6900, Page 239, Register's Office of Davidson County, Tennessee and on the plat of survey by Jimmy C. Yates, Tenn. RLS # 1597, dated January 28, 1998, File No. 365-0697;

4. Utility easement of record in Book 6663, page 758, said Register's Office;

5. Encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey or inspection of the premises.

6. Easement or claims of easements not shown by public records.

7. Any and all unpaid taxes and special assessments.

8. Any and all restrictions, easements, setback lines, deeds of trust, or other prior encumbrances of record, including rights of redemption of any governmental agency, state or federal.

9. Any zoning ordinance of the City of Nashville or Davidson County, Tennessee.

10. Title to that portion of the premises embraced within the bounds of any public roads or highways.

11. No warranty, expressed or implied, is hereby made by the Trustee or the holder of the indebtedness as to the condition of the property and any improvements located thereon.

WITNESS my hand this 3RD day of MAY, 2001.

Successor Trustee

Kathryn A. Brothers

Kathryn A. Brothers

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, ~~the undersigned~~, a Notary Public, in and for the above state and county, the above-signed Kathryn A. Brothers, with whom I am personally acquainted, or who identified himself to my satisfaction, who acknowledged himself to be the Successor Trustee, and who acknowledged that as such Successor Trustee, he was authorized to sign the foregoing document and duly being sworn he did so sign by affixing his name hereto.

Witness my hand and seal this 3 day of May, 2001.

Glenda Lorene Perry

NOTARY PUBLIC

My Commission Expires:

October 2003

AFFIDAVIT

The actual consideration or value of this transfer whichever is greater is $ FIVE HUNDRED FIFTEEN THOUSAND 00/100 ($ 515,000 00/---)

Randy Mingle
AFFIANT

Sworn to and subscribed before me this 3RD day of MAY, 2001.

Glenda Lorene Perry
NOTARY PUBLIC

GLENDA LORENE PERRY NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires:

11 October 2003