SEND TAX STATEMENT TO:
FRANKLIN NATIONAL BANK
230 PUBLIC SQ
FRANKLIN, TN
37064

This Instrument Was Prepared By:
J. Timothy Street
Attorney at Law
238 Public Square
Franklin, Tennessee 37064

Davidson County DEEDTRS
Recvd: 09/27/02 09:09 4pgs
Fees:23.00 Taxes:1110.00
20020927-0117744

DEED BY TRUSTEE UNDER FORECLOSURE

This deed made and entered into this 25th day of September, 2002, by and between J. Timothy Street acting as Trustee as hereinafter stated, party of the first part, and Franklin National Bank party of the second part.

WITNESSETH:

That whereas, Alden B. Ward and wife, Judy K. Ward executed to said John T. Flaugher, Trustee, upon the lands hereinafter described in a deed of trust dated May 16, 2001 as same appears of record in the Office of the Register of Deeds, Davidson County, Tennessee as Instrument No. 200105160050903 and whereas, J. Timothy Street having been appointed Successor Trustee by instrument dated the 9th day of August, 2002, Instrument No. 200208090096248, Register of Deeds, Davidson County, Tennessee; and whereas, the indebtedness thereby secured being overdue and unpaid, and the holder of said indebtedness having called upon the said successor trustee to foreclose the said deed of trust, the said successor trustee after due advertisement as required by law and the terms of the deed of trust offered said land for sale at the main entrance of Davidson County Courthouse on the 16th day of September, 2002 when and where, Franklin National Bank became the last and highest bidder at the price of Three Hundred Thousand and 00/100 ($300,000.00) Dollars.

Now therefore, the said J. Timothy Street acting as trustee as aforesaid in consideration of the premises and the sum of Three Hundred Thousand and 00/100 ($300,000.00) Dollars to him in hand paid, has bargained and sold and by these presents do bargain, sell and convey to the said Franklin National Bank, their successors and/or assigns, the land sold as aforesaid, the same lying and being in Davidson County, Tennessee, and more particularly described as follows:

See attached Exhibit A

Property address:
1116 Fowler Street
Old Hickory, Tennessee 37138.

To have and to hold the said lands and premises together with all privileges and appurtenances thereunto belonging to them, the said party of the second part and their heirs and assigns in as full and ample a manner as the said trustee has power to convey same.

This conveyance is subject to the following exceptions:

1. County taxes for the year 2001 in the amount of $685.10 through August 31, 2002.
2. County taxes for the year 2002 an amount not yet due and payable. Tax Parcel No.s 53-2-79 and 44-14-68.
3. Rights of the Tenn. Central R.R. or its successors in interest in and to the use of a spur track and right of way for said spur track.
4. All matters shown on Plat recorded in Book 1424, page 75and 76, Register's Office for Davidson County, Tennessee.
5. Terms and conditions of agreements affecting the premises, as set forth in Deed of record in Book 1578, page 555, Register's Office for Davidson County, Tennessee.
6. Survey Number 01078(C), dated April 25, 2001, prepared by Crawford Land Surveyors, P.C., Surveyors, indicates the following:
   a. Encroachment of one-story metal building and one-story block stucco building on the special utility easements as shown thereon.
   b. Corrugated metal pipe running underneath building as shown thereon.
   c. Power/telephone/cable lines as shown thereon.

   All as more particularly shown on said survey.

Such facts as would be disclosed by an accurate survey of the property.

In witness whereof, J. Timothy Street, acting as successor Trustee as hereinabove stated has set his hand on this the 25th day of September, 2002.

J. Timothy Street, Successor Trustee

State of Tennessee)
County of Williamson)

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared J. Timothy Street, the within named Successor Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of September, 2002.

Notary Public

My Commission Expires: 7/30/03

I hereby swear or affirm that the actual consideration paid for this property is ($300,000.00) 00/100 Dollars.

J. Timothy Street, Successor Trustee

Exhibit "A"

TRACT I:

Being the former railroad spur right-of-way serving Xenon, Inc. and being bounded on the north by lots 113 and 114, Section One, Rolling Green Subdivision of record in Book 1424, page 75, on the east by Fowler Street; on the south by Lot 309, Section 2, Rolling Green Subdivision of record in Book 1835, page 29, on the west by Seaboard System Railroad (formerly Louisville and Nashville Railroad) and being more particularly described according to a survey performed by Morrow & Associates, Inc., and dated March 7, 1986.

Beginning at a concrete monument in the west right-of-way line of Fowler Street, said monument being the northeast corner of Lot 309, Section 2, Rolling Green Subdivision;

Thence with Lot 309, on a curve to the right, the radius of which is 440.30 feet, the central angle of which is 37 deg. 31 min. 09 sec. the chord of which is north 89 deg. 08 min. 20 sec. west, 283.19 feet, along the curve distance of 288.32 feet to a point, a corner common with lot 309 in the east right-of-way line of Seaboard System Railroad;

Thence with the east right-of-way line of Seaboard System Railroad on a curve to the left, the radius of which is 1362.70 feet, the central angle of which is 04 deg. 21 min. 25 sec., the chord of which is north 34 deg. 48 min. 36 sec. west, 103.60 feet, along the curve distance of 103.62 feet to a point, a corner in the west line of Lot 113, Section One, Rolling Green Subdivision and in the east right-of-way line of Seaboard System Railroad;

Thence with Lot 113 and passing a common corner of Lots 113 and 114 on a curve to the left, the radius of which 412.00 feet, the central angle of which is 44 deg. 48 min. 19 sec., the chord of which is south 81 deg. 56 min. 39 sec. east, 314.04 feet, along the curve distance of 322.18 feet to a point, a corner common with Lot 114 in the west right-of-way line of Fowler Street;

Thence with the west right-of-way line of Fowler Street, South 34 deg. 32 min. 27 sec. east, 55.11 feet to the point of beginning containing 16,247 square feet (0.37 acres, more or less).

TRACT II:

Land in Davidson County, Tennessee, being Lots Nos. 113 and 114 on the Map of Section I, Rolling Green Subdivision, as of record in Book 1424, page 75, Register's office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Fowler Street at the corner of Lots Nos. 112 and 113; thence with the margin of said Street & continuing SE 4.8 feet to a point and continuing southeasterly 4.8 feet to a point; thence southwesterly around a curve 332.9 feet to the easterly right of way of Tennessee Central Railroad; thence with said right of way northwesterly 131.3 feet to the corner of Lots Nos. 112 and 113; thence with the line between said lots, northeasterly 227.2 feet to the point of beginning.

TRACTS I AND II are further described according to Survey No. 01078(c) dated 4/25/01, last revised 5/9/01, prepared by Crawford Land Surveyors, Inc., as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee. Bounded on the east by Fowler Street on the south by Teresa C. Marthel Property on the west by CSX Railroad and the North by Leonard B. Voss and being more particularly described as follows:

BEGINNING at a Concrete monument in the westerly margin of Fowler Street, and at the Southeast corner of subject property Thence along or near the line of Teresa C. Marthel northerly line as recorded in Deed Book 8350, Page 846, R.O.D.C. a curve to the right having a central angle of 37° 52' 14", a radius of 440.30 feet and a chord of North 88° 51' 15" West, 285.76 feet, for an arc length of 291.02 feet, to a iron pin set in the Northwest corner of Marthel Property and the easterly margin of CSX Railroad;

Thence with the easterly margin of said Railroad and with a curve to the right having a central angle of 04° 13' 08", a radius of 1696.50 feet and a chord of North 34° 58' 45" West, 124.89 feet, for an arc length of 124.92 feet to an existing iron pin in the Easterly margin of CSX Railroad and the Southwesterly corner of Leonard B. Voss property as recorded in Deed Book 4364, Page 912, R.O.D.C.;

Thence leaving said railroad along or near the southerly line of Voss property North 59° 17' 10" East, a distance of 229.19 feet to an existing iron pin in the westerly margin of Fowler Street;

Thence with the westerly margin of said Road and with a curve to the left having a central angle of 12° 07' 13", a radius of 1025.00 feet and a chord of South 34° 41' 52" East, 216.42 feet, for an arc length of 216.83 feet, to an iron pin set;

Thence South 34° 32' 27" East, passing thru a railroad spike at 4.80' for a total of 59.91 feet to the point of Beginning. Containing 49,935 Square Feet or 1.15 Acres, more or less.

BEING the same property conveyed to Alden B. Ward by Deed of record in Book 7992, page 728 and by Deed of record as Instrument Number 200105160-0050102 Register's Office for Davidson County, Tennessee (Tract I); and Alden B. Ward, by Deeds of record in Book 7992, page 725 and Book 8307, page 549 (Tract II), Register's Office for Davidson County, Tennessee.

Being the same property subject to a foreclosure sale by Substitue Trustee, J. Timothy Street, appointment of record as instrument no. 200208090096248, Register's office, Davidson County, Tennessee by foreclosure sale dated September 16, 2002.