SUBSTITUTE TRUSTEE'S DEED

This indenture made and entered into on this **13th** day of **February 2003,** by and between Richard Taylor, Substitute Trustee, of Nashville, Davidson County, Tennessee, Party of the First Part, and **Forsythe Place LLC** of **Nashville, TN**, Party of the Second Part.

W I T N E S S E T H

WHEREAS, by Deed of Trust dated December 29, 2000, and recorded in 20010105-0001833, Register's Office, Davidson County, Tennessee, Andrew J. Lamay, conveyed to Wimberly Lawson & Seale, PLLC, Trustee, the hereinafter described property to secure payment of a promissory note payable to CIT Small Business Lending Corporation, Livingston, NJ, in the original principal sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 DOLLARS ($175,000.00); and

WHEREAS, by Assignment dated November 12, 2002, the aforesaid Deed of Trust was assigned to Small Business Administration; said assignment being recorded as Instrument No. 20021119-0143185, Register's Office, Davidson County, Tennessee; and

WHEREAS, Small Business Administration, the owner and holder of the indebtedness due thereon, appointed Richard Taylor as Substitute Trustee, which appointment is dated December 5, 2002, and recorded as Instrument No. 20021219-0157192, 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 January 9, 16, 23 and 30, 2003; and

Davidson County DEEDTRS
Recvd: 02/24/03 13:37 4pgs
Fees:23.00 Taxes:444.37
20030224-0024230

WHEREAS, pursuant to said notice, First Party did offer said property for sale at the door of the Davidson County Courthouse, Nashville, Tennessee on **February 13, 2002,** at or about **12:00 noon,** and **Forsythe Place LLC** of **Nashville, TN,** being the highest and best bidder thereof, became the purchaser of said property at and for the sum of **ONE HUNDRED TWENTY THOUSAND ONE HUNDRED AND NO/100 ($120,100.00) 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 919 Harpeth Valley Place, Nashville, Davidson County, Tennessee.

To have and to hold said property to the said Party of the Second part (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.

And, I, Richard 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 her successors and assigns, against the lawful claims of all person whomsoever.

Richard Taylor
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Rita D. Miller, a Notary Public in and for the said County and State, the within named Richard 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 18th day of February, 2003.

Rita D. Miller
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires:

3-27-04

PREPARED BY RICHARD D. TAYLOR ATTORNEY
ADDRESS OF NEW OWNER & SEND TAX BILL TO
FORSYTHE PLACE LLC
4406 FORSYTHE PL.
NASH. TN.
37205

MAP / PAR 127-16-0-A 002.00 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 120,100.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 24 DAY OF Feb 2003
Deputy Register

E X H I B I T "A"

LAND in Davidson County, Tennessee, being Unit No. 5-B on the Plan of Harpeth Valley Office Park Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By Laws, of record in Instr. 200003240029968, and by Supplement and Amendment to the Master Deed of record in Instr. 200007100067784, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Harpeth Valley Office Park Condominiums, as shown on Exhibit "A" to the Supplement and Amendment to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to the Grantor(s) herein by Deed of even date and being filed for record simultaneously herewith.