Box 38

This Instrument Prepared By:
Jack F. King, Jr.
MILLER & MARTIN LLP
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDTRS
Recvd: 05/23/03 14:24 3pgs
Fees:18.00 Taxes:4440.00
20030523-0070803

New Owner:	**Send Tax Bills To:**	**Tax Map & Parcel No.:**
The Chase Manhattan Bank, as Trustee for Zions Small Business Loan Trust, Series 2000-1 P. O. Box 30709 Salt Lake City, Utah 84130	Same	Map: 106 Parcel: 30

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

THIS DEED is executed to be effective as of the 23rd day of May, 2003 from JACK F. KING, JR., as Grantor, in his capacity as Substitute Trustee, to THE CHASE MANHATTAN BANK, as trustee for Zions Small Business Loan Trust, Series 2000-1, as Grantee.

W I T N E S E T H:

WHEREAS, on May 23, 2000, United Partners, LLC executed a Deed of Trust (the "Deed of Trust") to the trustee named therein to secure the prompt payment of certain indebtedness held by and owing to Zions First National Bank, ("Zions") said indebtedness being more particularly described in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee in Instrument No. 200005230051721, to which reference is hereby made; and

WHEREAS, Zions assigned all of its right, title and interest in the Deed of Trust to The Chase Manhattan Bank, as trustee for Zions Small Business Loan Trust, Series 2000-1 (hereinafter referred to as "Bank") by assignment recorded in Instrument No. 20001222-0125478, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the aforesaid indebtedness and in the performance of the covenants described in the Deed of Trust, by reason of which the entire balance owing thereunder was declared to be due and payable; and

WHEREAS, pursuant to the terms of the Deed of Trust, Jack F. King, Jr. was appointed as Substitute Trustee as reflected in that certain Appointment of Substitute Trustee recorded in Instrument No. 20020717-0086028, Register's Office of Davidson County, Tennessee.

WHEREAS, by virtue of the power and authority vested in me as Substitute Trustee under the Deed of Trust, at the request of Bank, being the owner and holder of the indebtedness secured thereby, and for the purposes of effecting payment and satisfaction of the indebtedness,

including principal, interest, late charges, attorney fees and costs of sale, I, Jack F. King, Jr., as Substitute Trustee, did on May 23, 2003 commencing at 11:30 A.M. pursuant to advertisement of sale published in the The Nashville Record in its editions of May 1, 2003, May 8, 2003 and May 15, 2003, offer for sale and sold at public auction to the highest and best bidder for cash at the front door of the old Ben West Library Building in downtown Nashville, Tennessee and located at 225 Polk Avenue, Nashville, Tennessee, in bar of the equities of redemption, statutory redemption, dower, homestead and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, the hereinafter described real estate, at which sale the Grantee became the highest and best bidder at and for the sum of One Million Two Hundred Thousand and No/100 Dollars ($1,200,000.00)

NOW, THEREFORE, I, Jack F. King, Jr., Substitute Trustee, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby quitclaim to the Grantee, its successors and assigns, all my interest in the following described real estate located in the City of Nashville, County of Davidson, State of Tennessee:

> Beginning at an old iron pin, the northeast corner of the S and A Properties Corp. property as shown in Deed Book 7898, page 344, R.O.D.C.T., in the southern margin of Murfreesboro Road, the northwest corner of this tract, thence along the southern margin of Murfreesboro Road, South 50 deg. 37 min. 00 sec. East, 350.00 feet to an old iron pin, the northwest corner of the Edward L. and Karen Smith property as shown in Deed Book 9350, page 865, R.O.D.C.T., thence along the line with Edward L. and Karen Smith, South 39 deg. 23 min. 00 sec. West 125.00 feet to an old iron pin, thence continuing along the line with Edward L. and Karen Smith, South 50 deg. 37 min. 00 sec. East, 125.00 feet to an old iron pin, in the western line of the Jessie Mayo property as shown in Deed Book 11162, page 133, R.O.D.C.T., thence along the line with Jessie Mayo, South 39 deg. 23 min. 00 sec. West, 440.38 feet to a point in the center of Mill creek, thence continuing along the line with Jessie Mayo and the center of Mill Creek, North 88 deg. 54 min. 20 sec. West, 50.87 feet to a point in the center of the creek, the northeast corner of the Jimmy D. and Linda C. Strickland property as shown in Deed Book 7729, page 544, R.O.D.C.T., thence along the line with Jimmy D. and Linda C. Strickland, North 50 deg. 48 min. 48 sec. West 383.90 feet to a point, the southeast corner of the JPS Properties property as shown in Deed Book 7971, page 756, R.O.D.C.T., thence along the line with JPS Properties, North 39 deg. 17 min. 10 sec. East 259.74 feet to an old iron pin, thence continuing along the line with JPS Properties, North 50 deg. 30 min. 30 sec. West, 50.00 feet to an old iron pin, the southeast corner of the S and A Properties Corp. property as shown in Deed Book 7898, page 344, R.O.D.C.T., thence along the line with S and A Properties Corp., North 39 deg. 15 min. 26 sec. East 338.38 feet to the beginning containing 5.836 acres.
>
> Being the same property conveyed to United Partners, LLC, a Tennessee limited liability company by deed of record in Instrument No. 200005230051720, Register's Office for Davidson County, Tennessee.

The property address is believed to be: 981 Murfreesboro Pike, Nashville, Tennessee 37217.

The Substitute Trustee does hereby quitclaim unto Grantee all of his right, title and interest in the said property and not further or otherwise and subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

IN WITNESS WHEREOF, I, Jack F. King, Jr., Substitute Trustee, have executed this instrument to be effective the date first above written.

JACK F. KING, JR.
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jean P. Shearer, a Notary Public in and for the County and State aforesaid, personally appeared Jack F. King, Jr., Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of May, 2003.

JEAN P. SHEARER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

NOTARY PUBLIC
My Commission Expires: 3-25-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $1,200,000.00.

Jack F. King, Jr.

Sworn to and subscribed before me
this 23rd day of May, 2003.

Notary Public
My Commission Expires: 3-25-06

JEAN P. SHEARER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006