This instrument prepared by:
Stephen W. Ramp
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 6353 PAGE 977

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Mail B & W Investments, a partnership P.O. Box 121 Brentwood, Tennessee 37027	same	142-1-A Par 2 Ltd

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 6th day of August, 1984, by Stephen W. Ramp, Substitute Trustee.

WHEREAS, by Deed of Trust dated the 29th day of August, 1980, of record in Book 5645, page 774, Register's Office for Davidson County, Tennessee, Joseph P. Banasiak, unmarried, conveyed to Joseph B. Pitt, Jr., Trustee, the hereinafter described real estate, to secure payment of a Promissory Note in the original principal amount of Fifty Thousand Dollars ($50,000); and

WHEREAS, Joseph B. Pitt, Jr. was unable to serve as such Trustee and the lawful holders of the Note, H. Preston Ingram and wife, Christine T. Ingram, appointed Stephen W. Ramp to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 6320, page 59, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in The Nashville Record that the property would be sold at 12:00 o'clock noon, at the south door of the Courthouse in Davidson County, Tennessee, on July 17, 1984, which was adjourned by agreement until August 6, 1984, such advertisement appearing in said paper on June 21, June 28, July 5 and August 2, 1984, and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to B & W Investments, at the price of Fifty Thousand Two Hundred and 00/100 Dollars ($50,200.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Stephen W. Ramp, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Fifty Thousand Two Hundred and 00/100 Dollars ($50,200.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto B & W Investments, its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee being Unit No. A-2, together with the Carport designated No. A-2-C in River Plantations, Section One, a condominium, a Horizontal Property Regime, located on Higway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive convenants, conditions, and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantations, Sections One, Condominium Apartments, contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto B & W Investments, its successors and assigns.

Said sale and conveyance are subject to certain easements, restrictions, liens, taxes, and rights, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any other liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land and improvements herein conveyed.

(6) Any rights of redemption held by prior owners or by the Internal Revenue Service or the State of Tennessee.

(7) Rights or claims of parties in possession.

(8) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

Stephen W. Ramp, Substitute Trustee

STEPHEN W. RAMP, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tamara W. Fogarty, a Notary Public of the State and County aforesaid, personally appeared STEPHEN W. RAMP, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of August, 1984.

Tamara W. Fogarty
Notary Public

My commission expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Fifty Thousand Two Hundred and 00/100 Dollars ($50,200.00).

Alex W. Bonner
Affiant

Subscribed and sworn to before me this the 6th day of August, 1984.

Tamara W. Fogarty
Notary Public

My commission expires: 1-19-88

I 4 1 2 4 4

IDENTIF. REFERENCE

AUG 6 2 29 PM '84

FELIX A. ROBERTSON II REGISTER
DAVIDSON COUNTY, TN

08/06 140.30- CHECK

3083

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50200.00-	CAMT.
			130.52	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 140.02-
			9983A08/06/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 1 2 4 4

T. IDENTIF. REFERENCE

AUG 8 2 29 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0058846