Send tax bills to:

B & W Investments
First Tennessee Bank Bldg.
P.O. Box 121
Brentwood, TN 37027

Prepared by:

D. W. McMackin
219 Fifth Avenue, North
Nashville, TN 37219

BOOK 6728 PAGE 155

TRUSTEE'S DEED

142-9 47
9D71347

WHEREAS, under a Deed of Trust dated April 26, 1983 and recorded in Book 6046, page 194, Register's Office, Davidson County, Tennessee, George W. Reneau and wife, Elke K. Reneau conveyed to Harl Rose, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated February 13, 1984 and recorded in Book 6232, page 504, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D. W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D. W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D. W. McMackin, Substitute Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of November 7, 14 and 21, 1985, stating that on December 4, 1985, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and a prior Deed of Trust of record in Book 5128, page 64, Register's Office, Davidson, County, Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to B & W Investments, a partnership comprised of Alex Bonner and Jim Woolems for $10,901.00, which amount was the highest, best, and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D. W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said B & W Investments, a partnership comprised of Alex Bonner and Jim Woolems, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit: BOOK 6728 PAGE 156

Land in Davidson County, Tennessee, being part of the Plan of Doral Country Villa Condominiums, Section 3, as of record in Plat Book 5050, page 48, Register's Office for said County, the part hereby described as follows:

BEING Unit No. 43-A on said plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Doral Country Villa Condominiums. Section 1, as of record in Book 5011, page 395, as amended in Book 5124, page 167, and as made applicable to Section 3, in Book 5119, page 749, Register's Office for Davidson County, Tennessee. The easements, restricitve covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Doral Country Villa Condominiums, contained in the Master Deed and the By-Laws appended thereto recorded in Book 5011, page 395, as amended in Book 5124, page 167, and Book 5119, page 749, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to George W. Reneau and wife, Elke K. Reneau, by deed from James B. Kuss and wife, Glenda Kuss, of record in Book 5419, page 335, Register's Office for Davidson County, Tennessee.

This is improved property located at 753 Albar Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD this property with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said taxes, the aforementioned Deed of Trust, any statutory right of redemption arising under Tennessee law, and right of redemption of the Internal Revenue Service.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 4th day of December, 1985.

D. W. McMackin
Substitute Trustee

DEC 5 3 08 PM '85
REGISTER'S OFFICE
IDENTIFICATION REFERENCE
58721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. W. McMackin, 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 my hand and official seal at Nashville, Tennessee, on this the 4th day of December, 1985.

Lea Ann Riggs
Notary Public

My Commission Expires: 4-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $43,120.59.

D. W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn to before me this 4th day of December, 1985.

Lea Ann Riggs
Notary Public

My Commission Expires: 4-17-88

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

[illegible] 113.40

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

587271

IDENTIFICATION REFERENCE

DEC 5 3 00 PM 95

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 198545