This Instrument Prepared By:
John D. Schwalb, Attorney at Law
301 North Spring Street
Murfreesboro, Tennessee 37130

TRUSTEE'S DEED

This deed made this the 21st day of February, 1986, by and between JOHN D. SCHWALB, acting as Trustee as hereinafter stated, party of the first part, and B & W INVESTMENTS, a partnership consisting of Alex W. Bonner and James D. Woolems, party of the second part of Rutherford County and Davidson County, State of Tennessee, respectively.

W I T N E S S E T H

BOOK 6792 PAGE 239

WHEREAS, by Deed of Trust dated the 12th day of April, 1982, of record in the Register's Office for Davidson County, Tennessee, in Deed Book 5872 at page 283, John S. White and Daniel J. McClary conveyed to Wilkins and Adams, Attorneys at Law, a Partnership as Trustee the herein described real estate to secure a note in the amount of $12,600 and

WHEREAS, Fred Westbrooks, Jr. did assume the above-mentioned note in a Warranty Deed from John S. White and Daniel J. McClary to Fred Westbrooks, Jr., of record in Deed Book 6233 at page 735 of the Register's Office of Davidson County, Tennessee, and

WHEREAS, by appointment of substitute trustee, dated the 23rd day of December, 1985 of record in the Register's Office of Davidson County, Tennessee, in Book 6750 at page 77, party of the first party, John D. Schwalb, was substituted as trustee for Wilkins and Adams, Attorneys at Law, a Partnership, and

WHEREAS, the indebtedness thereby secured being overdue and unpaid, and the holder of said indebtedness having called upon said trustee to foreclose the said Deed of Trust. Said trustee after due advertisement as required by law and the terms of the Deed of Trust offered said land for sale at the door of the Courthouse on the 18th day of February, 1986, when and where B & W Investments, a partnership, became the last and highest bidder at the price of $12,001.00.

NOW, THEREFORE, the said John D. Schwalb, acting as trustee as aforesaid, in consideration of the premises and of the said sum of $12,001.00 to him in hand paid has bargained and sold and by these presents does bargain, sell and convey unto the said B & W Investments, a partnership, their

heirs and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson and the State of Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Joywood Estate, of record in Book 5200, Page 168, Register's Office for said County.
>
> Said Lot No. 5 fronts 69.01 feet on the westerly margin of Jones Avenue and extends back 153.71 feet on the northerly line and 154.10 feet on the southerly line to a dead line in the rear, measuring 71.70 feet thereon.
>
> Being the same property conveyed to John S. White and Daniel J. McClary by deed from Mary Clare Joy of record in Book 5872, Page 279, Register's Office of Davidson County, Tennessee.
>
> Also being the same property conveyed to Fred Westbrooks, Jr., by deed from John S. White and Daniel J. McClary of record in Book 6233, page 735, Register's Office of Davidson County, Tennessee.
>
> The address of this property is 1502 Jones Avenue.

TO HAVE AND TO HOLD 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 said trustee has power to convey the same.

IN TESTIMONY WHEREOF, said John D. Schwalb, acting as trustee, as hereinabove stated, has hereunto set his signature on this the 21ST day of February, 1986.

JOHN D. SCHWALB

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John D. Schwalb, 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 on this the 21st day of February, 1986.

Carolyn Dallenbach
NOTARY PUBLIC

My Commission Expires: 1-19-89

I; OR WE; HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED. WHICHEVER IS GREATER IS $ 12001.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF February 1986. Carolyn Dallenbach

NOTARY PUBLIC OR REGISTER

1-19-89

New Owner & Tax bill to:

B & W Investments

P.O. Box 121

Brentwood, Tn. 37027

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7.9285

IDENTIFICATION REFERENCE

FEB 28 | 44 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

12DC1 CO- CAMT.
31.20 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 40.70-
8595A02/26/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9285

IDENTIFT. REFERENCE

FEB 28 | 44 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223032

NASHVILLE BUSINESS FORMS, INC
615-