MAP-148-08
PAR-122

Owner &
Send Tax Bills To:
BEW INVESTMENTS
P.O. Box 121
Brentwood, TN 37027

mail

This Instrument Prepared By:
Robert L. Callis
P. O. Box 726
Mt. Juliet, TN 37122

SUBSTITUTE TRUSTEE'S DEED

BOOK 6832 PAGE 802

WHEREAS, under date of November 3, 1981, CLARENCE W. PHILLIPS and wife, FAITH P. PHILLIPS, executed a certain Deed of Trust to ROBERT L. TRENTHAM, Trustee, for the purpose of securing the debts and obligations therein described, which Deed of Trust is of record in Book 5814, Page 950, Register's Office of Davidson County, Tennessee, and having been modified by instrument recorded at Book _____, Page _____, said Register's Office; and

WHEREAS, pursuant to the provisions contained in the aforementioned Deed of Trust, ROBERT L. CALLIS was appointed Substitute Trustee in the place and stead of ROBERT L. TRENTHAM, said appointment being of record in Book 6807, Page 555, Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debts and obligations secured by said Deed of Trust and the undersigned, as Substitute Trustee, has been requested by First Southern Bank, the lawful holder and owner of said debts and obligations, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned as Substitute Trustee, did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement for sale having been published in The Nashville Record, a newspaper of general circulation published in Nashville, Davidson County, Tennessee, in the issues of March 20, 1986; March 27, 1986; and April 3, 1986, of said newspaper, such sale having been advertised for Monday, April 14, 1986, commencing at 10:00 A.M., at the south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, the highest, best and last bid for said property was then and there made by Jim Woolems and Alex W. Bonner, d/b/a B&W Investments, a partnership, to-wit: A bid of $16,802.54, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, ROBERT L. CALLIS, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell, and convey unto JIM WOOLEMS and ALEX W. BONNER, d/b/a B&W INVESTMENTS, a partnership, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

A tract of land situated and lying in Davidson County, Tennessee, described as follows:

Being Lot No. 98 on the Plan of Oakwood Terrace, Section 2, as of record in Book 4460, Pages 118 and 119, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Clarence W. Phillips and wife, Faith P. Phillips, by deed from Robert Fenton and wife, Carol J. Fenton, of record in Book 5191, Page 5, Register's Office for Davidson County, Tennessee.

This is improved property known as 4512 Xavier Drive, Antioch, Tennessee.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, subject to a deed of trust recorded at Book 4796, Page 723, Register's Office of Davidson County, Tennessee, and to any and other mortgages recorded prior to the aforesaid deed of trust, all prior recorded easements and liens, and all rights possessed by virtue of any recorded state, federal or local tax liens, but warrants same against the lawful claims of all persons claiming by, through or under a conveyance from the undersigned as Substitute Trustee under the provisions of the above described Deed of Trust, and not further or otherwise.

This instrument executed on this the 17 day of April, 1986.

ROBERT L. CALLIS, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, ROBERT L. CALLIS, Substitute Trustee, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledges the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 17th day of April, 1986.

9284 7.

IDENTIFICATION REFERENCE

APR 18 2 01 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Linda H. Weller
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My commission expires: 7-1-86

STATE OF TENNESSEE

COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $ 16,802.

AFFIANT

Sworn to and subscribed before me, on this the 18th day of April, 1986.

B. Edwards - Dep. Reg.
NOTARY PUBLIC

~~My commission expires:~~

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6832 PAGE 805

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

16602.00- CAMT.
43.68 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 53.18-
4653A04/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92847.

IDENTIFY REFERENCE

APR 18 2 01 PM '86

FELIX Z. WILSON II-REGISTER
DAVIDSON COUNTY, TN

No. 238704