Box 37

SUCCESSOR TRUSTEE'S DEED BOOK 6889 PAGE 132

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Nashville City Bank and Trust Co. 315 Union St. Nashville, TN 37201	Same As New Owner	Map 75,11 Parcels 190 & 19

This instrument prepared by: Boult, Cummings, Conners & Berry (ATF)
P.O. Box 198062, Nashville, Tennessee 37219

WHEREAS, B & D Investment Builders, Inc., by Deed of Trust (the "Deed of Trust") dated August 9, 1984, transferred and conveyed to John B. Hardcastle, Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 6357, page 317, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 6854, page 164, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions, all of which are expressly waived in the Deed of Trust, at twelve o'clock (noon), June 17, 1986, at the Davidson County Courthouse, Nashville, Tennessee when and where Nashville City Bank and Trust Co. ("Grantee"), became the last and highest bidder for cash at the price of Ninety Six Thousand Eight Hundred Twenty One and 03/100 Dollars ($96,821.03).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Alan T. Fister, Trustee, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Alan T. Fister, Trustee, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Restrictive covenants contained in instrument of record in Book 6291, page 899, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 5200, page 612, as amended in Book 6250, page 363 said Register's Office.

05/17 231.10- CHECK

64.1

4. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 17 day of June, 1986.

Alan T. Fister, Trustee

Alan T. Fister, Trustee, as Successor Trustee, and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan T. Fister, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of June, 1986.

Steven L. Hurt
Notary Public
My Commission Expires: 10/12/86

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $96,821.03.

Nashville City Bank
AFFIANT Connie W. Cothron
SPECIAL ASSETS OFFICER

Subscribed and sworn to before me this 17th day of June, 1986.

Steven L. Hurt
Notary Public

My Commission Expires: 10/12/86

Exhibit A

Being Lots Nos. 13A and 15B, Meadows of Tulip Grove Subdivision, Section 1, of record in Plat Book 6250, page 363, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being part of the same property conveyed to B & D Investment Builders, Inc. by deed from Walter Cohen, of record in Book 6357, page 313 (lot No. 13A) and by deed from Donald R. Baskin and wife, Beverly Baskin, (lot No. 15B) of record in Book 6357, page 309, Register's Office for Davidson County, Tennessee.

11344
IDENTIFICATION REFERENCE
JUN 17 12 18 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 BOOK 6889 PAGE 135

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
			96821.03-	CAPITL
			251.69	CSTAX
			.50	PRFE
			9.00	MSE D
			CHECK	261.19-
			6461A06/17/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

111344

IDENTIFICATION REFERENCE

JUN 17 12 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 260024