M/P 59-5-195

ADDRESS NEW OWNER

B & W Investments
P. O. Box 121
Brentwood, TN 37027

SEND TAX BILLS TO

Same

This Instrument Prepared By:

John H. Lowe
405 Two Mile Pike
Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED BOOK 6994 PAGE 66

WHEREAS, by Deed of Trust dated December 3, 1984, of record in Book 6440, Page 777, Register's Office for Davidson County, Tennessee, Mary E. Saunooke, conveyed certain real property therein described to Jacobs H. Doyle, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated August 11, 1986, John H. Lowe was appointed Substitute Trustee to serve in the place and stead of Jacobs H. Doyle, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 6949, Page 709, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on September 4, 1984, and thereafter on September 11, and 18, 1986, which notice of sale advertised the sale of the property hereinafter described for Friday, September 26, 1986, at 1:00 P.M.; and

WHEREAS, on September 26, 1986 at 1:00 P.M., at the south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Twenty-Four Thousand Nine Hundred Forth-Two and no/100 Dollars ($24,942.00), from an agent of B & W Investment, which bid was the last, highest and best bid and payment thereof having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, John H. Lowe, Substitute Trustee, does hereby bargain, sell, transfer and convey unto B & W Investments, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Being Lot No. 200 on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, page 22, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Mary E. Saunooke by deed from Jefferson M. Saunooke, as recorded in book 5507, Page 831, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

I, John H. Lowe, as Trustee, do hereby transfer, assign and set over unto said B & W Investments, its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 26th day of September, 1986.

John H. Lowe
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 1986, before me personally appeared John H. Lowe, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Notary Public

My commission expires: 4-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $24,942.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the 26th day of September, 1986.

My commission expires: 4-17-86

47466

IDENTIFICATION

SEP 29 4 20 PM '86

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6994 PAGE 68

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

24942.00- CAMT.
69.72 CSTAX
.50 PRFE
6.00 WDSD
CHECK 76.22-
80B4A09/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47466

IDENTIFICATION REFERENCE

SEP 29 4 20 PM '86

REGISTER
DAVIDSON COUNTY, TN

No. 300764