This Instrument Was Prepared By:

Robert Greene
Attorney at Law
Suite 201, Citizens Plaza
Nashville, Tennessee 37219

Send Tax Bills to New Owner:

Mail

B&W Investments
First Tennessee Bank Bldg
P.O. Box 121
Brentwood, Tennessee 37207

Map and Parcel: 81-15-240
Field Book: 2W-24195

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust, dated the 19th day of January 1984 of record in Book 6225, page 732, Register's Office for Davidson County, Tennessee, FRED WESTBROOK, JR. and wife GLORIA WESTBROOK, conveyed the herein described property to RICHARD A. LEWIS, TRUSTEE, to secure an indebtedness to CITIZENS SAVINGS BANK AND TRUST COMPANY, evidenced by a promissory Deed of Trust lien note dated even date of said Deed, and

WHEREAS, by instrument dated August 21, 1986 of record in Book 6957, page 937, Register's Office for Davidson County, Tennessee HENRY HILL JR., was appointed and substituted as Trustee in the place and stead of RICHARD A. LEWIS, and

WHEREAS, default was made in the payment of said note and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand on me, as Substitute Trustee, to foreclose on said property, and

WHEREAS, I caused said property to be advertised in the Nashville Record, a newspaper published in Davidson County, Tennessee, all in accordance with the terms and conditions of said Trust agreement, to sell said property at 12:00 O'clock Noon, on the 6th day of November at the front door of the Courthouse, in Davidson County, Tennessee, for cash, and

WHEREAS, the sale was conducted on the date and at the time stated above and was sold subject to all restrictions of record, mortgages or liens and taxes and

WHEREAS, the highest, last and best bid received was in the amount of ($15,000.)cash, said offer and bid having been made by B&W Investments.

NOW, THEREFORE, in consideration of said sum, I, HENRY HILL, JR. SUBSTITUTE TRUSTEE, having bargained and sold and by these presents do transfer and convey

unto the said B&W Investments, their successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 334 on the plan of McGavock, Wetmore and Others' Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County. Said part of lot No. 334 fronts 40 feet on the northerly side of Underwood Street and runs back 128 feet, more or less, on the easterly line and 115 feet on the westerly line, with the easterly margin of an alley, to the southerly line of Lot No. 334, measuring 40 feet thereon.

Being the same property conveyed to Fred E. Westbrook, Jr., by warranty deed from Fred E. Westbrook and wife, Virginia G. Westbrook of record in Book 5711, page 640, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said FRED WESTBROOK, JR. and GLORIA WESTBROOK, their heirs, successors and assigns, forever;

THIS conveyance is made by me as Trustee, but no further or otherwise, and said property is hereby conveyed subject to all unpaid taxes, mortgages, easements and restrictions of record.

WITNESS MY HAND this the 7th day of November, 1986.

Henry Hill, Jr.
HENRY HILL, JR., SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear of affirm that the actual consideration or true value for this transfer, whichever is greater is $15,000.00.

Affiant Henry Hill, Jr.
HENRY HILL, JR., Substitute Trustee

Subscribed and sworn to before me this 7th day of November, 1986.

Rose Mary Vaughn
NOTARY PUBLIC

My Commission expires: 5-13-89

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the, the undersigned, Notary Public in and for said County and State, the within named HENRY HILL, JR., 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 and hand official seal at Nashville, Tennessee, this the 7th day of November, 1986.

NOTARY PUBLIC

My commission expires: 5-13-89

61378

IDENTIFICATION REFERENCE

Nov 7 1 43 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7034 PAGE 878

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

15000.00- CAMT.
42.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 51.50-
3840A11/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 3 7 8

IDENTIFT REFERENCE

Nov 7 1 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 09873