FABJU122 12-15-86

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FAB)
2700 First American Center
Nashville, Tennessee 37238

Box 18

SUCCESSOR TRUSTEE'S DEED

Address New Owner As Follows:	Send Tax Bills To:	Map and Parcel Nos.
B & W INVESTMENTS Post Office Box 121 Brentwood, Tennessee 37027	Same	50-15-164

WHEREAS, by Deed of Trust dated March 22, 1983, of record in Book 6025, page 525, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Elmer Lee Mayes and wife, Ella Mai Mayes, conveyed to Harl Rose, Trustee, to secure the indebtedness therein described, certain real property (the "Property") which is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 458 on the Plan of Parkwood Estates, Section III, as of record in Book 3300, Page 31, Register's Office for said County.
>
> Said Lot No. 458 fronts 80 feet on the west side of Robwood Drive and runs back 140 feet on the north line and 139.8 feet on the south line, to a dead line in the rear on which it measures 80 feet.
>
> Being the same property conveyed to Elmer Lee Mayes and wife, Ella Mai Mayes by deed from Joe L. Runions and wife, Rebecca L. Runions of record in Book 4737, Page 608, Register's Office for Davidson County, Tennessee.

This is improved property known as 3187 Robwood Drive, Nashville, Tennessee 37207.

WHEREAS, Jesse M. Henley and wife, Margaret C. Henley, are the lawful owners and holders of the indebtedness described in the Deed of Trust; and

WHEREAS, Jesse M. Henley and wife, Margaret C. Henley, the lawful holders of the aforesaid indebtedness, have removed the said Harl Rose as Trustee in the Deed of Trust and have nominated and appointed Frank A. Berry, Jr., of Nashville, Tennessee as Successor Trustee, by Appointment of Successor Trustee of record in Book 7005, page 996, Register's Office for Davidson County, Tennessee, and the said Frank A. Berry, Jr., is vested with title to the Property for all of the purposes of the Deed of Trust and is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the Deed of Trust constitutes a second mortgage lien against the Property; and

WHEREAS, a deed of trust dated August 14, 1973, from Elmer Lee Mayes and wife, Ella Mai Mayes, to Vaden Lackey, Jr., Trustee, securing the indebtedness therein described to J. I. Kislak Mortgage Corporation, of record in Book 4737, page 610, Register's Office for Davidson County, Tennessee, constitutes a first mortgage lien on the Property, and this conveyance is made subject to the lien of said first mortgage; and

WHEREAS, default was made in the payment of the indebtedness described in and secured by said Deed of Trust constituting a second mortgage lien and in the performance of the other covenants and agreements contained therein, and Jesse M. Henley and wife, Margaret C. Henley, lawful owners and holders of said indebtedness, did request the undersigned, Frank A. Berry, Jr., Successor Trustee, to exercise the power of sale conferred by said Deed of Trust; and

WHEREAS, the undersigned, Frank A. Berry, Jr., Successor Trustee, did give notice of the time and place of the sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, with the insertion of said advertisement appearing in the issues of said newspaper on November 20, November 27, and December 4, 1986, respectively; and

WHEREAS, pursuant to said notices, the undersigned Frank A. Berry, Jr., Successor Trustee, by virtue of the provisions of the Deed of Trust, did offer the Property for sale at public outcry to the highest and best bidder for cash in hand free from the right and equity of redemption, homestead, dower and all other exemptions on December 12, 1986, at 12:00 noon, at the front (South) door of the Metropolitan Courthouse in Nashville, Tennessee; and

WHEREAS, at said sale, B & W Investments, a Tennessee General Partnership composed of Alex Bonner and Jim Woolems, made a bid for the purchase of the property, which was the highest, best and last bid made, the amount of said bid being in the sum of Nineteen Thousand One and No/100 DOLLARS ($19,001.00);

NOW, THEREFORE, in consideration of the premises, I, Frank A. Berry, Jr., Successor Trustee, by virtue of the authority granted to me in said Deed of Trust, have bargained and sold and by these presents do transfer and convey to B & W Investments, a Tennessee General Partnership composed of Alex Bonner and Jim Woolems, its successors and assigns, the real property located in Davidson County, Tennessee, as herein described.

This conveyance is made expressly subject to any and all unpaid real property taxes, which are assumed by the grantee hereunder and subject to the unpaid indebtedness secured by the first mortgage lien against the property under the deed of trust of record in Book 4737, page 610, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all the appurtenances, estate, title and interest thereto belonging to B & W Investments, a Tennessee General Partnership composed of Alex Bonner and Jim Woolems, its successors and assigns, all the right, title and interest in and to the property vested in the said Frank A. Berry, Jr., Successor Trustee, and which he has a right to transfer, in as full and ample manner under the Deed of Trust as he can and should do, and he hereby assigns all covenants of warranty contained in the Deed of Trust, but no further or otherwise.

IN WITNESS WHEREOF, the undersigned, Frank A. Berry, Jr., as Successor Trustee, has hereunto set his hand on the 16th day of December, 1986.

Frank A. Berry, Jr.
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Frank A. Berry, Jr., Successor Trustee, the within-named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as Successor Trustee for the purposes therein contained.

WITNESS my hand, at office, this 16th day of December, 1986.

Janis M. Watts
Notary Public

My Commission Expires:

5-13-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or the value of the property conveyed (whichever is greater) is $19,001.00.

Frank A. Berry, Jr.
Affiant

Sworn to and subscribed before me this 16th day of December, 1986.

Janis M. Watts
Notary Public

My Commission Expires:

5-13-89

73830

IDENTIFICATION

Dec 17 10 57 AM '86

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

RECEIVED OF _____

FOR _____

BOOK 7072 PAGE 56

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

1900.00- CONT.
53.00 CONTAX
.50 PRFE
9.00 WDE
CHECK 62.70-
0075A 12/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73830

IDENTIFICATION REFERENCE

Dec 17 10 57 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 23838