M&P 59-5-73

ADDRESS OF NEW OWNER

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

SEND TAX BILLS TO

Same

THIS INSTRUMENT PREPARED BY:

D. Ronald Ingram
405 Two Mile Pike
Goodlettsville, TN 37072

Mail

TRUSTEE'S DEED

BOOK 7107 PAGE 202

WHEREAS, by Deed of Trust dated June 21, 1985 of record in Book 6592, Page 49, Register's Office for Davidson County, Tennessee, Norma Jean Watkins, conveyed certain real property therein described to D. Ronald Ingram, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, said Deed of Trust contains a power in the Trustee to sell the hereinafter described property in the event of default upon the indebtedness secured thereby; and

WHEREAS, the indebtedness described in said Deed of Trust has not been 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 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 December 18, 1986, and thereafter on December 25, 1986, and on January 1, 1987, which notice of sale advertised the sale of the property hereinafter described for Friday, January 9, 1987, at 1:00 P.M.; and

WHEREAS, on Friday, January 9, 1987, 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 the equity of redemption and all other legal rights of the Grantor of said Deed of Trust, as provided therein, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Trustee having received a bid of Seventeen Thousand and One and 00/100 Dollars, ($17,001.00), from B & W Investments, a partnership comprised of James Woolums and Alex Bonner, which bid was the last, highest and best bid, 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, D. Ronald Ingram, Trustee, does hereby bargain, sell, transfer and convey unto B & W. Investments,a partnership comprised of James Woolums and Alex Bonner, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Buena Vista Estates, Section 3, as of record in Book 4175, page 139, Register's Office for said County, described as follows:

Beginning at a point in the northwesterly margin of Ames Court, corner of Lots 51 and 52; thence with the margin of said Court, southwestwardly 79.91 feet to a monument at the beginning of a curve to the right having a radius of 15 feet; thence around said curve northwestwardly 37.95 feet to a monument in the Northeasterly margin of Ames Drive; thence with said Drive northwestwardly 96.81 feet to a point, corner of Lots 50 and 51, thence with the line between said lots northeastwardly 145.0 feet to a monument at the common corner of Lots 50, 51, and 52; thence with the line between Lots Nos. 51 and 52, southeastwardly 152.9 feet to the point of beginning.

This is improved property known as 4150 Ames Dr., Nashville, Tennessee 37218.

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, D. Ronald Ingram, as Trustee, do hereby transfer, assign and set over unto said B & W Investments, a partnership comprised of James Woolums and Alex Bonner, 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 Trustee on this the 12th day of January, 1987.

D Ronald Ingram
D. Ronald Ingram
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rebecca A. Wiggs, a Notary Public in and for said County and State, the within named D. Ronald Ingram, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 12TH day of January, 1987.

Rebecca A. Wiggs
Notary Public

My commission expires: 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17,001.00.

D Ronald Ingram
Affiant

Sworn to and subscribed before me this 12th day of January, 1987.

Rebecca A. Wiggs
Notary Public

My commission expires: 7-17-88

08 REFERENCE 1:45 PM '87 LSCNTI REGISTER ON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7107 PAGE 204

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
			.70 [illegible] CANT,	
			47.00 CSTAX	
			.50 PRFE	
			6.00 WDE D	
			CHECK	54.10-/
			01/14/87 CAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 3 7 0 8

IDENTIFICATION REFERENCE

JAN 14 1 45 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 34787