BOOK 7119 PAGE 978

M&P
82-8-213

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY
B & W. Investments P. O. Box 121 Brentwood, TN 37027	SAME	D. Ronald Ingram 405 Two Mile Pike Goodlettsville, TN 37072

mail

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 28, 1985, of record in Book 6690, Page 839, Register's Office for Davidson County, Tennessee, Lee I. Nathan, Sr., 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 January 1, 1987, and thereafter on January 8, 1987, and on January 15, 1987, which notice of sale advertised the sale of the property hereinafter described for Friday, January 23, at 1:00 P.M.; and

WHEREAS, on Friday, January 23, 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 Twelve Thousand Five Hundred Fifty and 00/100 Dollars, ($12,550.00), from B & W Investments, a Tennessee partnership comprised of James Woolums and Alex Bonner, 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, D. Ronald Ingram, Trustee, does hereby bargain, sell, transfer and convey unto B & W. Investments, a Tennessee Partnership comprised of James Wooolums 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, described as follows, to wit: Being Lot No. 21 on the Map of Leeks' Subdivision of the Arthur Tract, as of record in Book 547, page 54, Register's Office for said County. Said Lot no. 21 fronts 50 feet on the easterly margin of Myrtle Avenue and runs back between parallel lines 170 feet to an alley.

This is improved property known as 411 Myrtle Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging,

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IDENTIFICATION REFERENCE

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DAVIDSON COUNTY

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 Tennessee Partnership comprised of James Woolum 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 26th 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 26th 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 $12,550.00.

D. Ronald Ingram
Affiant

Sworn to and subscribed before me this 26th day of January, 1987.

Rebecca A. Wiggs
Notary Public

My commission expires: 7-17-88

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

RECEIVED OF _____

FOR _____

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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

125000.00- CONT.
35.00 CSTAX
.50 RFEE
6.00 WDEED
CHECK 41.50-
397JA01/28/87 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

JAN 28 2 15 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No39476