BAS Box 37

SUCCESSOR TRUSTEE'S DEED BOOK 7143 PAGE 101

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Nashville City Bank and Trust Co. 315 Union Street Nashville, Tennessee 37201	Same	Map 94 Parcel 158
This instrument prepared by: Boult, Cummings, Conners & Berry (BAS) P.O. Box 198062, Nashville, Tennessee 37219		

WHEREAS, Harry P. Walsh and James E. Ward, by deed of trust and security agreement (the "Deed of Trust") dated September 26, 1984, transferred and conveyed to John B. Hardcastle, Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 6390, page 41, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 7116, page 827, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions, all of which are expressly waived in the Deed of Trust, at twelve o'clock (noon), February 19, 1987, at the Davidson County Courthouse, Nashville, Tennessee when and where Nashville City Bank and Trust Co. ("Grantee"), became the last and highest bidder for cash at the price of One Hundred Fifty-Five Thousand and No/100 Dollars ($155,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, B. Anthony Saunders, Successor Trustee, hereby conveys the Property to the Grantee and the Grantee's successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as B. Anthony Saunders, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

02/20 1216.60 - CHECK

361

B. Anthony Saunders, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Plan of record in Book 5210, page 264, said Register's Office.

3. Deed of Trust of record in Book 6058, page 918, said Register's Office.

4. Construction Loan Agreement of record in Book 6058, page 920, said Register's Office.

5. Commitment Letter of record in Book 6058, page 935, said Register's Office (present status unknown).

6. General Assignment of Present and Future Leases of record in Book 6058, page 941, said Register's Office.

7. UCC-1 financing statement of record in Book 6058, page 944, said Register's Office.

8. UCC-1 financing statement of record in Book 6060, page 930, said Register's Office.

9. Subordination Agreement of record in Book 6058, page 947, said Register's Office.

10. Subordination Agreement of record in Book 6058, page 949, said Register's Office.

11. Lease dated January 19, 1983, between James E. Ward and Harry P. Walsh and Athens Coating, Inc. (present status unknown).

12. Lease dated January 19, 1983, between James E. Ward and Harry P. Walsh and Ward Drywall, Inc. (present status unknown).

13. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.



Dated this 19th day of February, 1987.

B Anthony Saunders, Successor Trustee and not otherwise

B. Anthony Saunders, as Successor Trustee, and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Shirley J. Kalen, a Notary Public in and for said County and State, the within named B. Anthony Saunders, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of February, 1987.

Shirley J. Kalen
Notary Public

My Commission Expires: 5-13-90

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $430,000.00.

Ronnie W. [illegible]
AFFIANT

Subscribed and sworn to before me this 19th day of February, 1987.

Shirley J. Kalen
Notary Public

My Commission Expires: 5-13-90

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2, Riverhills Industrial Park, Section 21, of record in Book 5210, page 264, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James E. Ward and Harry P. Walsh by deed from Don Cantrell Bruce and wife, Joan W. Bruce, of record in Book 6009, page 897, Register's Office for Davidson County, Tennessee.

9 5 8 6 8

IDENTIFICATION REFERENCE

FEB 20 4 21 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7143 PAGE 105

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

430[illegible].00- CAMT
1204.00 CSTAX
.50 [illegible]
12.00 WDEED
CHECK 1216.50-
2804A02/25/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 5. 8. 6. 8.

IDENTIFI REFERENCE

FEB 20 4 21 PM '07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 48172