M&P # 051-08/0/173.00

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

BOOK 7150 PAGE 156

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 13, 1985 of record in Book 6585, Page 94, Register's Office for Davidson County, Tennessee, Elizabeth N. McBroom, Unmarried and Gary W. McBroom, Unmarried, 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 29, 1987, and thereafter on February 5, 1987, and on February 12, 1987, which notice of sale advertised the sale of the property hereinafter described for Monday, February 23, 1987, at 1:00 P.M.; and

WHEREAS, on Monday, February 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 One Thousand Seven Hundred Dollars, ($1,700.00), subject to the first mortgage, 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 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 part of Lot No. 23 on Map of Montague Subdivision, as of record in Book 421, page 129, Register's Office for said County being Lot No. 2 and the westerly 25 feet of Lot No. 3 on the Plant of George F. Roth's Resubdivision of Lots Nos. 19 and 23 in Montague Subdivision, not of record, described according to a survey made by Dorris Boner, Surveyor, April 24, 1946, as follows:
BEGINNING on the northeasterly margin of Due West Avenue at a point 107.5 feet southeast of the easterly margin of Milliken Bend, being the southeast corner of the property conveyed to William H. Patton and wife, by deed from Harlon J. Kimbro and wife, of record in Book 1940, page 425, Register's Office; thence with the easterly line of said Patton's property northeastwardly 200 feet; thence south 53 deg. 30 min. east 75 feet; thence southwestwardly 200 feet to the northeasterly margin of Due West Avenue; thence with said Avenue northwestwardly 75 feet to the beginning.

This is improved property known as 311 East Due West Avenue, Madison, Tennessee 37115.

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 Tennessee 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 24th day of February, 1987.

D. Ronald Ingram
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, 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 24th day of February, 1987.

Notary Public

My commission expires: 7-11-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $15,000.

Affiant

Sworn to and subscribed before me this 24th day of February, 1987.

Notary Public

My commission expires: 7-11-88

9 8 2 3 11

IDENTIFICATION REFERENCE

FEB 27 1 51 PM '87

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

RECEIVED OF _____

FOR _____

BOOK 7150 PAGE 158

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

157[illegible] 0- CAMT.
43.96 CSTAX
.50 PRFE.
6.00 MDEED
CHECK 50.46-
5[illegible]07A0027-0757 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:82:8:1:

IDENTIFICATION REFERENCE

FEB 27 1 52 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 50826