This Instrument Prepared By:
Bone, Langford & Armistead, P.C.
Suite 900, Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

Address of New Owner:	Mortgagee:	Map and Parcel No.:
B & W Investments	Lomas & Nettleton	059-06-0
P.O. Box 121	P.O. Box 62920	043.00
Brentwood, Tennessee 37027	Virginia Beach, Virginia 23462	

Mail

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated September 13, 1982, executed by John W. Davis, Jr. and wife, Lora B. Davis, to Wallace Byron, Trustee, which is recorded in Book 5937, page 341, Register's Office for Davidson County, Tennessee; and

WHEREAS, Commerce Union Bank, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 5937, page 341, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Sam J. McAllester, III as Substitute Trustee by an instrument of record in Book 7126, page 752, Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon on Monday, March 16, 1987, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Four Thousand Two Hundred One and No/100 Dollars ($4,201.00) by B & W Investments, a Partnership composed of Alex W. Bonner and Jim Woolems (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Four Thousand Two Hundred One and No/100 Dollars ($4,201.00) cash in hand paid by the Grantee, I, Sam J. McAllester, III, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its/their heirs and

assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Ewing Valley, Section 1, as of record in Book 4300, page 167, Register's Office for said County, to which plan refernece is here made for a more specific description.
>
> Being the same property conveyed to John W. Davis, Jr. and wife, Lora B. Davis, by Deed from Robert F. Lance and wife, Lyde Ella Lance of record in Book 4668, page 123, Register's Office for Davidson County, Tennessee.

Said property is known as 732 Troy Drive, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns forever.

And, I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Substitute Trustee only and, by these terms of the above mentioned Deed of Trust, have a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate and the statutory right of redemption contained in Tennessee Code Annotated §66-8-101.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey.

Witness my hand this 16th day of March, 1987.

Sam J. McAllester, III
Substitute Trustee

STATE OF TENNESSEE

BOOK 7170 PAGE 608

COUNTY OF DAVIDSON

Personally appeared before me, Renee D. Gentry, a Notary Public in and for said County and State, Sam J. McAllester, III, the within named bargainor(s), 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 Nashville, Tennessee, this 16th day of March, 1987.

Renee D. Gentry
Notary Public

My Commission Expires: May 13, 1990

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,201.00.

Sam J. McAllester III
Affiant

Subscribed and sworn bo before me on this 16th day of March, 1987.

Renee D. Gentry
Notary Public

My Commission Expires: May 13, 1990

IDENTIFICATION REFERENCE

MAR 17 11 38 AM '87

04711

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

RECEIVED OF _____

FOR _____

BOOK 7170 PAGE 609

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

4201.00- CAMT.
11.76 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 21.26-
279PA03/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 7 1 1

IDENTIFICATION REFERENCE

MAR 17 11 38 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 57902