BAS,837

BOOK 7199 PAGE 970

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
B & W Investments, a partnershp P. O. Box 121 Brentwood, TN 37027	Same Mortgagee: Nashville City Bank and Trust Co. 315 Union Street Nashville, TN 37201	155-08-A66
This instrument prepared by: Boult, Cummings, Conners & Berry (BAS) P.O. Box 198062, Nashville, Tennessee 37219		

WHEREAS, Douglas E. Baer and Roy L. Gray, by Deed of Trust (the "Deed of Trust") dated August 4, 1986, 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 6941, page 33, 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 7168, page 820, 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 fifteen (12:15 p.m.), April 9, 1987, at the Davidson County Courthouse, Nashville, Tennessee when and where B & W Investments ("Grantee"), a Tennessee general partnership composed of Alex Bonner and Jim Woolems, became the highest bidder for cash at the price of Forty Six Thousand and No/100 Dollars ($46,000.00);

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 heirs or successors and assigns.

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

B. Anthony Saunders, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or 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. Restrictive covenants contained in instrument of record in Book 6474, page 346, amended in Book 6486, page 587, and contained in Book 6474, page 354, amended in Book 6486, page 588, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 6250, page 647, said Register's Office.

4. Restrictions contained in Deed of record in Book 5349, page 921, said Register's Office.

5. Declaration of covenants, conditions and restrictions of record in Book 6662, page 433, said Register's Office.

6. Storm detention agreement of record in Book 6613, page 705, said Register's Office.

7. 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 10th day of April, 1987.

B Anthony Saunders, Successor Trustee

B. Anthony Saunders, as Successor and not
Trustee, and not otherwise 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 10th day of April, 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 $46,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of April, 1987.

Shirley J. Kalen
Notary Public

My Commission Expires: 5-13-90

EXHIBIT "A"

Property Description

Real property located in Davidson County, Tennessee, being Lot 66 on the plan of Poplar Creek Estates, Phase I, of record in Book 6250, page 647, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description.

Being a portion of the same property conveyed to Douglas E. Baer and Roy L. Gray, by deed from Chalet Properties, Inc., a Tennessee corporation, said deed being of record in Book 6915, page 124, Register's Office for Davidson County, Tennessee.

13876

IDENTIFICATION

APR 10 4 10 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7199 PAGE 974

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13876

IDENTIFICATION REFERENCE

APR 10 4 10 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY

No. 68195