MAP 92-13
PARCEL 200

TAX BILLS & BOND INSTRUMENTS
P.O. BOX 121
GOODLETTSVILLE, TN 37072

THIS INSTRUMENT PREPARED BY: DEAS, SCHECTER, LAWSON & KLEIN
308 Frances Street
Goodlettsville, TN 37072

BOOK 7205 PAGE 497

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Installment Deed dated March 26, 1982, and recorded in Book 5870, Page 244, in the Register's Office for Davidson County, Tennessee, Doris Boyce, a single person, conveyed to W. G. Trabor, Trustee, the hereinafter described property (the "Property") for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured by the Installment Deed appointed the undersigned ("Grantor") as Successor Trustee by instrument recorded in Book 7163, Page 733, said Register's Office; and

WHEREAS, default was made in the terms and conditions of the Installment Deed, and the beneficiary requested the undersigned to advertise and sell the Property under the terms and provisions of the Installment Deed; and

WHEREAS, in pursuance of said request of said beneficiary, the Property was by the undersigned advertised for sale in conformity with the terms and provisions of the Installment Deed, by which advertisement the sale was appointed to be held on the 9th day of April, 1987, at the South door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash at which sale B & W Investments, a partnership composed of Alex Bonner and Jim Woolens, ("Grantee"), being the highest and best bidder, became the purchaser of the Property at and for the sum of Fourteen Thousand One Dollar ($14,001.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, Vicky V. Klein, as Successor Trustee, does hereby grant, bargain, sell and convey to the Grantee, in fee simple forever, the Property, described as being in the County of Davidson and State of Tennessee, to wit:

BEING Lot No. 3, Block 25, on the Plan of Charlotte Park Companies Second Addition to Nashville, of record in Book 57, Page 160 and 161, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

TOGETHER WITH all and including any improvements located on the Property.

SUBJECT TO all unpaid taxes, any governmental zoning and subdivision ordinances in effect thereon and to all other restrictions, easements and encumbrances of record.

The last registered instrument relating to the Property is an Appointment of Substitute Trustee recorded in Book 7163, Page 733, said Register's Office.

TO HAVE AND TO HOLD said described real estate unto Grantee, his/her successors and assigns, forever in fee simple.

Sale was advertised and made as Successor Trustee only, without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as Successor Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Installment Deed.

IN WITNESS WHEREOF, Vicky V. Klein, Successor Trustee, has executed these presents this 13th day of April, 1987.

Vicky V. Klein
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 13th day of April, 1987, before me personally appeared Vicky V. Klein, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public

My Commission Expires: 5/13/89

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $14,001.00.

Affiant

Sworn to and subscribed before me,

this 13th day of April, 1987.

Notary Public

My Commission Expires: 5/13/89

APR 16 11 59 AM '87
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

157.01

CK# 2363 $14001 DEED & RLWT

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

RECEIVED OF _____

FOR _____

BOOK 7205 PAGE 499

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

140 .00 CANT
39.00 STAX
.50 PRFE
6.00 WDED
CHECK 45.50
5427204/16/87 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15701

IDENTIFICATION REFERENCE

APR 16 11 59 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70235