THIS INSTRUMENT WAS PREPARED BY:
GEORGE E. BARRETT
ATTORNEY AT LAW
217 2nd Avenue North
Nashville, Tennessee 37201

26040

IDENTIF REFERENCE

MAY 14 3 04 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TRUSTEE'S DEED

Address New Owner(s):

B & W INVESTMENTS
~~First Tennessee Bank Building~~
Post Office Box 121
Brentwood, Tennessee 37027

Send Tax Bills To:

SAME

Map and Parcel No.: 81-10-212

WHEREAS, by Tennessee Deed of Trust, dated April 12, 1979, of record in Book 5435, Page 917, Register's Office of Davidson County, Tennessee, George Albert Seay, unmarried, conveyed the real property commonly known as 1748 24th Avenue North, Nashville, Tennessee described on attached Exhibit "A", which is herein incorporated by reference (the "property") to Jack D. Herrington, Trustee, and his successor in trust, to secure the payment of a promissory note; and

WHEREAS, the aforementioned Deed of Trust contains powers in the Trustee and his successors in trust to sell the property in the event of a default in connection with the indebtedness secured thereby; and

WHEREAS, the indebtedness was not paid in accordance with the terms of said Deed of Trust and default in the payment thereof was declared; and

WHEREAS, the holder and lawful owner of the indebtedness under said Deed of Trust duly appointed Gary D. Wood, as Substitute Trustee, in the place and stead of Jack D. Herrington, Trustee, who is vested with all the rights, powers and privileges of the Original Trustee named in said Deed of Trust, and said appointment of Substitute Trustee was duly noted in Book 7189, Page 982, Register's Office of Davidson County, Tennessee; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness, the Substitute Trustee gave notice of the time and place of sale, all in accord with the Deed of Trust and the laws of Tennessee by publishing an advertisement for twenty-one consecutive days in the Nashville Record, a newspaper of general circulation, and published in Nashville, Davidson County, Tennessee, said notice being first published on April 16, 1987, and thereafter published on April 23, 1987 and April 30, 1987, with said Notice of Sale advertising the sale of the property to be held on Monday, May 11, 1987 at 2:00 p.m.; and

WHEREAS, on May 11, 1987 at 2:00 p.m. at the South Door of the Davidson County Courthouse in Nashville, Tennessee, being the time and place fixed in said Notice, the property was offered for sale at public auction to the highest bidder for cash (or credit upon the indebtedness secured if the lawful owner and holder (or agent) thereof was the successful purchaser) and in bar of all equities of redemption, homestead, dower, and all other rights or exemptions of every kind, as provided in, but only to the extent provided in said Deed of Trust, and subject to any and all unpaid taxes that may be a lien against the property and subject to any and all other liens and all other matters which take priority over said Deed of Trust; and the Substitute Trustee having received a bid of Seven Thousand Nine Hundred Fifty and NO/100 Dollars ($7,950.00) which bid was the last, highest and best bid, and payment having been made by credit upon the indebtedness, the receipt of which is hereby acknowledged.

NOW THEREFORE, in consideration of the foregoing and the sum bid and paid as herein provided, I, Gary D. Wood, Substitute Trustee, do hereby bargain, sell, transfer, and convey "the property" unto B & W INVESTMENTS, its successors and assigns ("Grantee").

TO HAVE AND TO HOLD the property, toegether with the estate, title and interest and all hereditaments, easements, apppurtenances and improvements thereto belonging, to the Grantee in fee simple absolute, free from homestead, dower, the equity of redemption, and

all other rights or exemptions of every kind of the Grantor as provided, in said Deed of Trust, and subject only to any and all liens, easements, encumbrances, property taxes, statutory right of redemption if any and other matters that are prior in right to the lien of the Deed of Trust.

I, Gary D. Wood, Substitute Trustee, do hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the Deed of Trust; and, to the extent that I am able to do so as Substitute Trustee, and subject only to the matters herein expressly reserved, I hereby warrant the title to the property against the claims of all persons claiming by, through or under me as such Substitute Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 12th day of May, 1987.

Gary D. Wood
GARY D. WOOD
Substitute Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustee named herein, and who further acknowledged that he as such Substitute Trustee executed the foregoing instrument (Trustee's Deed) for the purposes therein contained, and who states, upon oath, that the actual consideration or value, whichever is greater, for this transfer is Seven Thousand Nine Hundred Fifty and NO/100 Dollars ($7,950.00).

WITNESS my hand and official seal at office in Nashville, Tennessee, on this the 12th day of May, 1987.

Carol Jean Gentry
NOTARY PUBLIC

My Commission Expires:

CAROL JEAN GENTRY
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES
APRIL 17, 1988

CAROL JEAN GENTRY NOTARY PUBLIC

Being the northerly 30 feet of Lot 161 and the southerly 10 feet of Lot 162 on map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, Page 155, Register's Office for said County.

Said parts of Lots 161 and 162 adjoin and front together 40 feet on the easterly side of 24th Avenue North and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to George Albert Seay and wife, Fannie Rae Seay, by deed from Nashville Trust Company, Trustee, of record in Book 2106, Page 080, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 7950.00
Alex W Bonner
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14th DAY OF May 1981.
L. Chandler
Deputy Register

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

RECEIVED OF _____

FOR _____

BOOK 7237 PAGE 43

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

7950.00- CAMT.
22.12 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 34.62-
7348A05/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26040

IDENTIFI REFERENCE

MAY 14 3 04 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 81891