Name and address of owner:

B & W Investments
First Tennessee Bank Bldg.
P.O. Box 121
Brentwood, TN 37027

Mortgagee:

None

Prepared by:

D.W. McMackin
McMackin, Garfinkle & McLemore
219 Fifth Avenue, North
Nashville, TN 37219

83-13-128
18W05328

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 16, 1979, and recorded in Book 5396, page 471, Register's Office, Davidson County, Tennessee, Randall W. Spencer and wife, Rene H. Spencer, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated April 15, 1987, and recorded in Book 7212, page 912, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D. W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D. W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness, and

WHEREAS, I, D. W. McMackin, Substitute Trustee, did give twenty-one days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of May 14, 21 and 28, 1987, stating that on June 5, 1987, at 12:10 p.m. at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and any statutory right of redemption arising under Tennessee law; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to B & W Investments, a partnership comprised of Alex Bonner and Jim Woolems, for $13,470.00, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D. W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said B & W Investments, a partnership comprised of Alex Bonner and Jim Woolems, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

Land in Davidson County, Tennessee, being the south 70 feet of Lot No. 92 on the Map of East Edgefield Plan of Lots, as of record in Book 21, page 147, Register's Office for said County.

Said part of said Lot No. 92 fronts 50 feet on the north side of Lillian Avenue and runs back between parallel lines 70 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Dewitt W. Stickle, III and wife, Vicki C. Stickle, by installment deed from Laura Burnette, unmarried, of record in Book 6164, page 859, Register's Office, Davidson County, Tennessee.

This is improved property located at 1107 Lillian Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever, but subject to said real estate taxes and statutory right of redemption.

WITNESS my hand on this 5th day of June, 1987.

D W McMackin

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 5th day of June, 1987.

Rebecca S. Bentley
Notary Public

My commission expires:

11/12/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $13,470.00.

D W McMackin
Affiant

Subscribed and sworn to before me, this 5th day of June, 1987.

Rebecca S. Bentley
Notary Public

My commission expires:

11/12/90

35608

IDENTIFICATION REFERENCE

JUN 11 2 32 PM '87

FELIX Z. HALL JR. REGISTER
DAVIDSON COUNTY, TN

RECEIVED

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

RECEIVED OF _____

FOR _____

BOOK 7265 PAGE 948

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

13470.00- CAMI.
37.00 C TAX
.50 PREE
9.00 MPE'D
CHECK 47.30-
8314A06/11/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3560 8

IDENTIFICATION REFERENCE

JUN 11 2 32 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92631