259 6061

BOOK 7365 PAGE 16

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

MAIL TO

SUBSTITUTE TRUSTEE'S DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
B & W Investments First Tenn. Bank Bldg. P. O. Box 121 Brentwood, TN 37027	Same	Map 61-10 Parcel 79

WHEREAS, on the 11th day of May, 1984, J. C. Garrett, III, was named Trustee by Deed of Trust dated May 11, 1984, executed by James B. Coleman and wife, Patricia J. Coleman, conveying the property therein described to J. C. Garrett, III, as Trustee, the real estate hereinafter described, said Deed of Trust being executed to secure to the Bank of Goodlettsville the payment of one note of even date in the original principal amount of $13,633.01, payable with the terms and provisions as provided therein, said Deed of Trust being recorded in Book 6300, page 486, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Homer R. Ayers was appointed Substitute Trustee under the said Deed of Trust hereinabove described by instrument of record in Book 7330, page 677, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made under the terms and provisions of the said Deed of Trust and note, and notice was properly given to the said James B. Coleman and wife, Patricia J. Coleman, and James B. Coleman and wife, Patricia J. Coleman having failed to abide by the terms and provisions of the said Deed of Trust; and,

WHEREAS, I, Homer R. Ayers, Substitute Trustee, at the request of the holder of the said indebtedness and under and by virtue of the powers vested in me under the Deed of Trust and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of the said Deed of Trust and instruments by giving twenty-one (21) days' notice by three (3) successive publications, namely August 27, 1987, September 3, 1987 and September 10, 1987, in the Nashville

Record, a newspaper published at Nashville, Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in the said Deed of Trust. Pursuant to said advertisement, on the 23rd day of September, 1987, at 11:00 a.m., at the south door of the Nashville-Davidson County Courthouse in Nashville, Tennessee, I, Homer R. Ayers, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove equities as provided in said Deed of Trust, subject to any and all claims alleging the statutory right of redemption under the provisions of TCA §66-8-101, et seq., if applicable, all restrictions, restrictive covenants, easements, setback lines, unpaid real estate taxes, and any and all prior mortgages and liens of record, at which time B & W Investments, a Tennessee General Partnership, composed of Jim Woolems and Alex W. Bonner, general partners, submitted the highest and best bid in the amount of Twelve Thousand One Hundred Seventeen Dollars ($12,117.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said B & W Investments, a Tennessee General Partnership, composed of Jim Woolems and Alex W. Bonner, general partners, its successors and assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

BEING the southerly 80 feet of the west 140 feet of Lot No. 106 on the Plan of Maplewood Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 106 fronts 80 feet on the easterly side of Edwards Avenue and extends back between parallel lines, 140 feet to a dead line.

BEING the same property conveyed to James B. Coleman and wife, Patricia J. Coleman, by deed from Paul K. Coleman and wife, Mary J. Coleman, of record in Book 4642, page 331, said Register's Office.

; and,

I, Homer R. Ayers, Substitute Trustee, convey to B & W Investments all of the rights conveyed to me as said Substitute Trustee in the said Deed of Trust and instruments, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise under the powers vested in me under said Deed of Trust hereinabove referred to and not as an individual.

This conveyance is made subject to 1985, 1986 and 1987 State and County taxes, all of which are unpaid and subject to a 120 day right of redemption in favor of the Internal Revenue Service.

This the 24th day of September, 1987.

6 9 4 5.
IDENTIFICATION REFERENCE
SEP 29 9 23 AM '87
RECEIVED FOR RECORD
EVA Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

HOMER R. AYERS, Substitute Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOMER R. AYERS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 24th day of September, 1987.

NOTARY PUBLIC

My Commission Expires: 12-31-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,117.00.

AFFIANT

Subscribed and sworn to before me, this the 24th day of September, 1987.

NOTARY PUBLIC

My Commission Expires: 12-31-89

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			12117.00-	CAMT.
			33.88	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	43.38-
7461	A	09/29/87	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 4 4 5

IDENTIFICATION REFERENCE

SEP 29 9 23 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21024