THIS INSTRUMENT WAS PREPARED BY:
H. L. BUCHANAN ATTORNEY
300 Hundred Oaks Tower
Nashville, Tennessee 37204

BOOK 7433 PAGE 162

Map 91-12
Parcel 282
11W65745

TRUSTEE'S DEED

WHEREAS, on the 4th day of October, 1984, Herbert L. Buchanan, Jr. was named Trustee in a Deed of Trust of even date executed by Wayne Hutton as President of Nashville Associated Contractors, Incorporated, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of thirty seven thousand eight hundred ($37,800.00) dollars, principal and interest at the rate of ten (10%) percent per annum on the unpaid balance, said Deed of Trust being recorded in Book 7345, Page 449, Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Herbert L. Buchanan, Jr. at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty one (21) days notice by three (3) successive publications, namely September 17, September 24 and October 1, 1987 in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash, and in bar of the equities of redemption, dower and homestead, and subject to any unpaid taxes, as provided in said Deed of Trust.

PURSUANT to said advertisement on Thursday, October 8, 1987 at 12:15 p.m. at the south door or the Courthouse in Nashville, Davidson County, Tennessee, I as 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 hereinafter mentioned equities as provided in said Deed of Trust, at which time Richard D. and Michael J. Ragan, as tenants in common, submitted the highest and best bid in the amount of $54,500.00.

NOW THEREFORE, in consideration of the premises, I, Herbert L. Buchanan, Jr., Trustee, do hereby sell, transfer and convey to Richard D. Ragan and Michael J. Ragan, as tenants in common, their successors and assigns in fee simple, and in bar of all equities

above mentioned, the following described real property, to wit:

Land in Davidson County, Tennessee being Lot No. 16 on the Plan of Tariff Reform Addition, as of record in Book 161, Page 32, Register's Office for Davidson County, Tennessee.

Said Lot fronts 61.3 feet on the southerly margin of Alabama Avenue and runs back between parallel lines with the westerly margin of 39th Avenue, North, 150 feet to an alley on which it measures 59.7 feet.

Being the same property conveyed to Nashville Associated Contractors, Inc. by Warranty Deed from James E. Freeman of record in Book 6407, Page 29, Register's Office for Davidson County, Tennessee.

I, Herbert L. Buchanan, Jr., Trustee, convey to Richard D. Ragan and Michael J. Ragan, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual. And further, this sale is made pursuant to a Notice of Sale in Case No. 387-05545 in the matter of Nashville Associated Contractors, Inc. published November 18, 1987 and said sale confirmed by the Honorable George Payne, Judge, United States Bankruptcy Court for the Middle District of Tennessee in his Order of December 15, 1987(see Exhibit A attached).

WITNESS MY HAND at Nashville, Davidson County, Tennessee this 15th day of December, 1987.

HERBERT L. BUCHANAN, JR.
TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $54,500.00.

AFFIANT

Subscribed and sworn to before me, this the 16th day of December, 1987.

NOTARY PUBLIC
MY COMM. EXP. 10/22/88

ACKNOWLEDGMENT

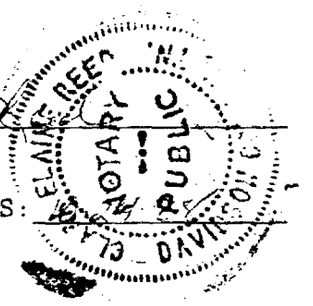
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herbert L. Buchanan, Jr., Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 15th day of December, 1987.

NOTARY PUBLIC

COMMISSION EXPIRES:



ADDRESS OF THE NEW OWNERS:

RICHARD D. RAGAN AND MICHAEL J. RAGAN
411 39TH AVENUE, NORTH
NASHVILLE, TENNESSEE 37209

SEND TAX BILLS TO: RICHARD D. RAGAN AND MICHAEL J. RAGAN
3901 ALABAMA AVENUE
NASHVILLE, TN 37209

RECEIVED FOR ENTRY
9:05A M.
DEC 15 1987
MAURINE D. NEEL
CLERK
BY
DEPUTY CLERK

BOOK 7433 PAGE 165

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF TENNESSEE

In the matter of:	:	
NASHVILLE ASSOCIATED CONTRACTORS, INC.	:	Case No. 387-05545 Chapter 11 Judge Paine
Debtor.	:	

Order Approving Sale
Of Property of the Estate

This case came before the court on Tuesday, December 15, 1987, upon the debtor-in-possession's Notice of Sale of Property of the Estate, dated November 18, 1987, a copy of which is attached to this order. The court found that all creditors and parties in interest were duly notified of the sale and that no party in interest objected. Therefore, it is **ORDERED** that the sale of the debtor-in-possession's real estate to the person and for the price stated in the debtor-in-possession's Notice of Sale of Property of the Estate and the disposition of the proceeds of that sale as specified in that Notice are hereby approved.

Dated: _____

GEORGE C. PAINE, II
United States Bankruptcy Judge

ORDER PREPARED BY:

Paul Rudolph

PAUL N. RUDOLPH
Attorney for the debtor-in-possession
GILBERT & MILOM
Thirteenth Floor
201 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-0020

EXHIBIT A TO DEED

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF TENNESSEE

In the matter of:	:	
NASHVILLE ASSOCIATED CONTRACTORS, INC.	:	Case No. 387-05545 Chapter 11 Judge Paine
Debtor.	:	

Notice of Sale of Property of the Estate

PLEASE TAKE NOTICE that pursuant to 11 U.S.C. § 363(b), the debtor-in-possession will sell, on Tuesday, December 15, 1987, free and clear of all liens, encumbrances or other interests, the property described below to the persons and for the prices indicated below.

Description of Property	Name of Purchaser	Price
(1) Real estate located at 411 Thirty-ninth Avenue, North, Nashville, Tennessee (also referred to as 3901 Alabama Avenue)	Mike Ragan and Rick Ragan	$54,500.00
(2) Personal property located at 411 Thirty-ninth Avenue, North, Nashville, Tennessee, including approximately 7 desks, 3 sofas, 1 small end table, 1 bookshelf, 1 vaccuum cleaner, 1 refrigerator, 5 chairs, and 3,500 concrete blocks.	Mike Ragan and Rick Ragan	$ 1,700.00
(3) 16 - 24 foot wood trusses	Leonard Johnson	$ 150.00

The debt secured by a first lien deed of trust to the above-described real estate will be paid from the proceeds, in full, in

the amount of $38,955.88 to the holder of that debt, Mr. James Freeman, at the closing. This amount consists of $35,985.09 in principal, $1,961.93, in matured interest as of December 15, 1987, and $1,008.86 in fees and expenses (including $789.86 in attorney's fees) owed to the holder pursuant to the deed of trust.

Any other valid lien, encumbrance or other interest in any of the property to be sold shall become a similar lien, encumbrance or interest, with the same priority, on the remaining proceeds, which shall be held by the debtor-in-possession in a separate, interest bearing account.

YOU MAY REQUEST A HEARING ON THE PROPOSAL OF THE DEBTOR-IN-POSSESSION AS SET FORTH HEREIN. UNLESS DULY REQUESTED BY A PARTY IN INTEREST, NO HEARING WILL BE HELD AND THE DEBTOR-IN-POSSESSION WILL PROCEED WITH THE TRANSACTIONS. ALL REQUESTS FOR A HEARING MUST BE MADE IN WRITING, FILED WITH THE CLERK OF THE UNITED STATES BANKRUPTCY COURT FOR THE MIDDLE DISTRICT OF TENNESSEE, 701 BROADWAY, NASHVILLE, TENNESSEE 37203, AND SERVICE THEREOF RECEIVED BY THE UNDERSIGNED COUNSEL FOR THE DEBTOR-IN-POSSESSION ON OR BEFORE 5:00 O'CLOCK P.M., FRIDAY, DECEMBER 11, 1987.

Dated: November 18, 1987.

9 2 8 7 8.

IDENTIFICATION REFERENCE

DEC 23 11 21 AM '87

DAVIDSON COUNTY, TN

Paul Rudolph

PAUL N. RUDOLPH
Attorney for the debtor-in-possession

GILBERT & MILOM
Thirteenth Floor
201 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-0020

OFFICIAL RECEIPT

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



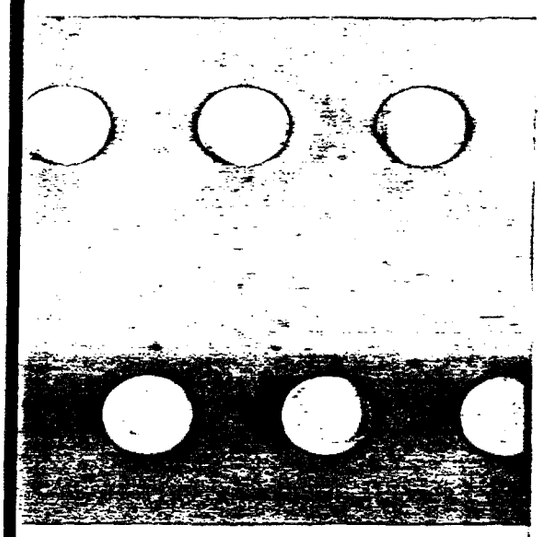
RECEIVED OF _____

FOR _____

BOOK 7433 PAGE 168

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
				CAMT 54500.00
				CON TX 152.60
				PRFEE 0.50
				WDEED 18.00
				TOTAL 171.10
				CHECK 171.10
12/23/87	01			11:23 0001 2685



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 2 8. 7: 8.

IDENTIFICATION REFERENCE

DEC 23 11 21 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 47797