Name and address of new owner:

B & W Investments
P.O. Box 121
Brentwood, TN 37027

Send tax bills to:

Same

Prepared by:

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

142-09A47C0
9D71347

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated March 22, 1977, and recorded in Book 5128, page 64, Register's Office, Davidson County, Tennessee, James B. Kuss and wife, Glenda Kuss, conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated August 5, 1987, and recorded in Book 7357, page 239, 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 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 21 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 December 10, 17 and 24, 1987, stating that on January 7, 1988, at 12:00 noon 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 equity of redemption, homestead, dower, and all other exemptions which are expressely waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; 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 $40,801.00, 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 a part of the Plan of Doral Country Villa Condominiums, Section 3, as of record in Book 5050, page 48, said Register's Office, the part hereby described being:
>
> Being Unit 43A on said Plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Doral Country Villa Condominiums, Section 3, as of record in Book 5011, page 395, as amended in Book 5724, page 167, and as made applicable to Section 3 in Book 5119, page 749, said Register's Office.
>
> Being the same property conveyed to George W. Reneau and wife, Elke K. Reneau, by deed from B & W Investments of record in Book 7015, page 714, said Register's Office.
>
> This is improved property located at 753 Albar Drive, Nashville, TN 37221.

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.

WITNESS my hand on this 7th day of January, 1988.

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 7th day of January, 1988.

Joan Catherine Lillard
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:

11/10/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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The actual consideration or value, whichever is greater, for this transfer is $40,801.00.

Affiant

Subscribed and sworn to before me, this 7th day of January, 1988.

Notary Public

My commission expires:

11/10/91

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

9607.9

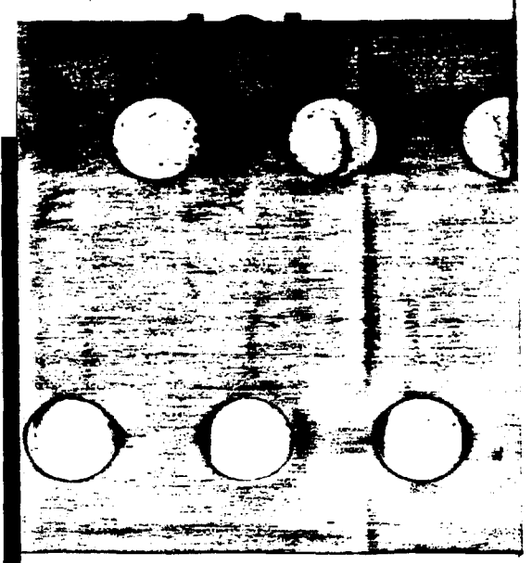
IDENTIFICATION REFERENCE

JAN 7 1 25 PM '88

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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



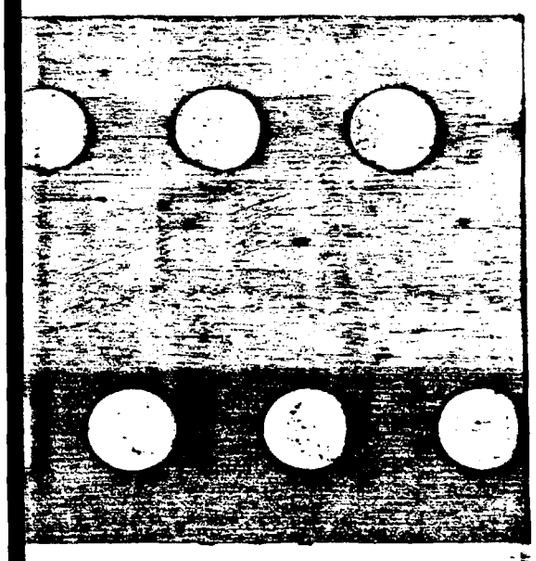
RECEIVED OF _____

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



CAMT	40801.00
~~CHNK~~	114.24
PRFEE	0.50
WDEED	9.00
TOTAL	123.74
CHECK	123.74

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/07/88 01 13:29 0001 6503

9: 6: 0: 7: 9:

IDENTIFICATION REFERENCE

JAN 7 1 25 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 51521