Tennessee 61-7-31

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 9, 1970, and recorded in Book 4392, Page 947 in the Register's Office of Davidson County, Tennessee, Robert R. Zavala, and wife, Brenda C. Zavala, conveyed to J. Robert Cannon, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 8305, Page 427 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on the 22nd day of May, 1991, at the main south door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale B & E Investments, a partnership composed of Billy Messer and Eddie Messer whose address is P. O. Box 2587, Hendersonville, Tennessee, 37077-2587 being the highest and best bidder, became the purchaser of said property at and for the sum of Fourteen Thousand Three Hundred and No/100 Dollars; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of its bid.

NOW, THEREFORE, in consideration of the premises and the payment by B & E Investments, a partnership composed of Billy Messer and Eddie Messer of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said B & E Investments, a partnership composed of Billy Messer and Eddie Messer, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 of Block I, Section 2, Plan of Broadmoor as of record in Book 547, Pages 175 and 174, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description.

G. Dukes obtained title to the above-captioned real estate by Deed of Record in Book 5350, Page 215, Register's Office of Davidson County, Tennessee.

19756

TENNESSEE REGISTER'S OFFICE
JUN 5 12 02 PM '91

0889 06/05 0101 03CHECK 54-19

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ $14,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF May 1991

Notary Public

MY COMMISSION EXPIRES 1-03-94

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto B & E Investments, a partnership composed of Billy Messer and Eddie Messer, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 22nd day of May, 1991.

Arnold M. Weiss

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 22nd day of May, 1991, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Andrea Middleton

NOTARY PUBLIC

My Commission Expires March 28 1995

NOTARY PUBLIC SHELBY COUNTY ANDREA MIDDLETON

My Commission Expires:

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
811 Broadmoor Drive
Nashville, TN

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

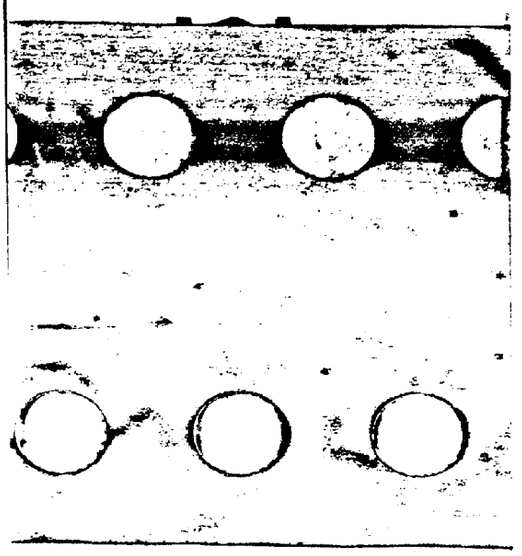
B & E Investments
P. O. Box 2587
Hendersonville, TN 37077

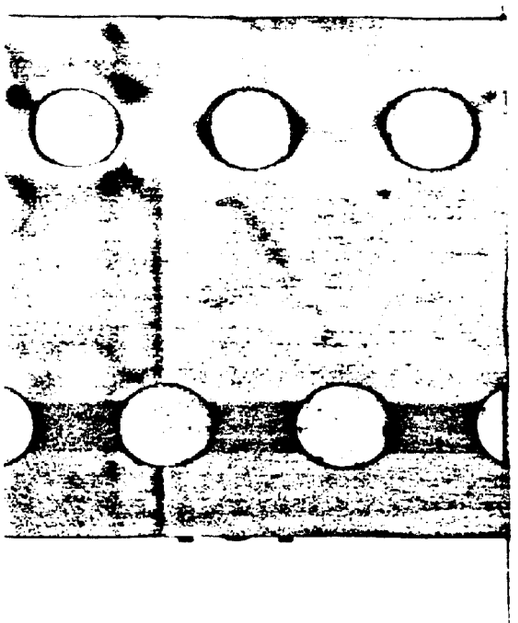
Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 8367 PAGE 367

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 14300.00
CON TX 47.19
PRFEE 1.00
WDEED 6.00
TOTAL 54.19
CHECK 54.19

06/05/91 01 12:03 0001 0889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 9 7 5 6

IDENTIFICATION

JUN 5 12 02 PM '91

No. 427966