THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 8570 PAGE 196

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL #
P & S MANAGEMENT P.O. BOX 914 GOODLETTSVILLE, TN 37072	FIRST INVESTMENT CO. 4300 E. BROAD STREET COLUMBUS, OH 43213	MAP 61-01 PARCEL 22

TRUSTEE'S DEED

WHEREAS, on the 7th day of June, 1991, Thomas M. Black was named Trustee by that certain Deed of Trust of record in Book 7185, page 659, Register's Office for Davidson County, Tennessee, said Deed of Trust being executed to secure to LANDON SCOTT VARDELL ET UX, REBECCA P. VARDELL, the payment of one (1) note of even date in the original principal amount of SEVEN THOUSAND AND NO/100 ($7,000.00) Dollars, due and payable with terms and provisions as provided therein; and

WHEREAS, default was made under the terms and provisions of said Deed of Trust and Note and notice was properly given to CLYDE C. CARSTENS, the said CLYDE C. CARSTENS having further failed to abide by the terms and provisions of the said Deed of Trust; and

WHEREAS, I, Thomas M. Black, Trustee, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as Trustee under the Deed of Trust hereinabove referred to and described, advertised the said real estate as required by law by the terms of said Deed of Trust and instruments, by giving Thirty (30) days notice by three successive publications, namely January 9, 1992, January 16, 1992, and January 23, 1992, 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 and dower and homestead as provided in said Deed of Trust. Pursuant to said advertisement, on February 18, 1992, at 12:00 P.M., at the Metropolitan Courthouse for Nashville and Davidson County, in Nashville, Tennessee, I, as said 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, at which time P & S MANAGEMENT submitted the highest and best bid, in the amount of

SEVENTY NINE THOUSAND SEVEN HUNDRED FOUR AND 93/100 ($79,704.93) DOLLARS, which said consideration includes the entire principal amount due and payable on a certain first lien indebtedness against the herein property to First Investment Company, of record in Book 6982, page 907, Register's Office for Davidson County, Tennessee.

NOW THEREFORE, in consideration of the premises, I, Thomas M. Black, Trustee, do hereby sell, transfer and convey to P & S MANAGEMENT, A PARTNERSHIP CONSISTING OF LANDON SCOTT VARDELL AND PATRICK KOBYLARZ, their successors, heirs and assigns, in fee simple, and in bar of all the equities hereinabove mentioned, the following described real estate, to-wit:

> BEING Lot No. 310 on the Plan of Gra-Mar Acres, Section 11, of record in Book 2663, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> BEING the same property conveyed to Clyde C. Carstens by Warranty Deed from Landon Scott Vardell et ux, Rebecca Ann Page Vardell, of record in Book 8399, page 503, Register's Office for Davidson County, Tennessee.

I, Thomas M. Black, Trustee, convey to P & S PARTNERS, 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 of my actions in the premises being solely as Trustee and not otherwise, under the powers vested in me under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Madison, Tennessee, this the 18TH day of FEBRUARY, 1992.

Thomas M. Black, Trustee

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas M. Black, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 18TH day of FEBRUARY, 1992.

notary public

My commission expires: 5-11-92.

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THE ACTUAL CONSIDERATION OR VALUE OF THE PROPERTY, WHICHEVER, IS $79,704.93, THIS 18th DAY OF February 1992.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 18th DAY OF FEBRUARY, 1992.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 05-11-92

9 0 8 6 9

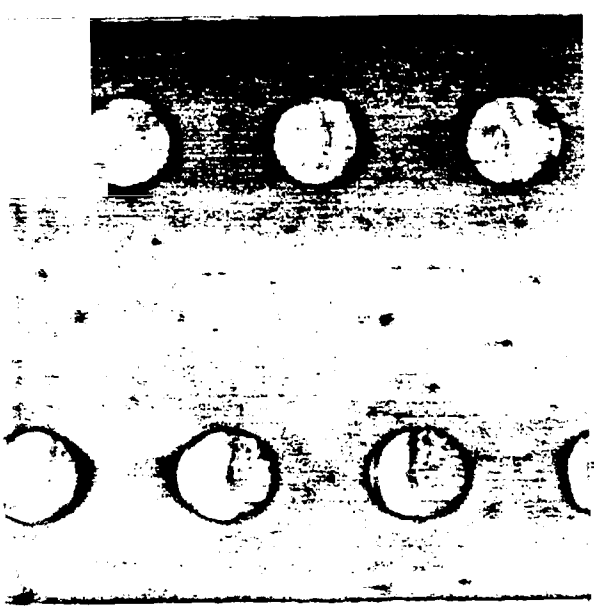
IDENTIFICATION REFERENCE

MAR 9 1 58 PM '92

DAVIDSON COUNTY, TN

PICK-UP

4722 03/09 0101 03CHECK 304.91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

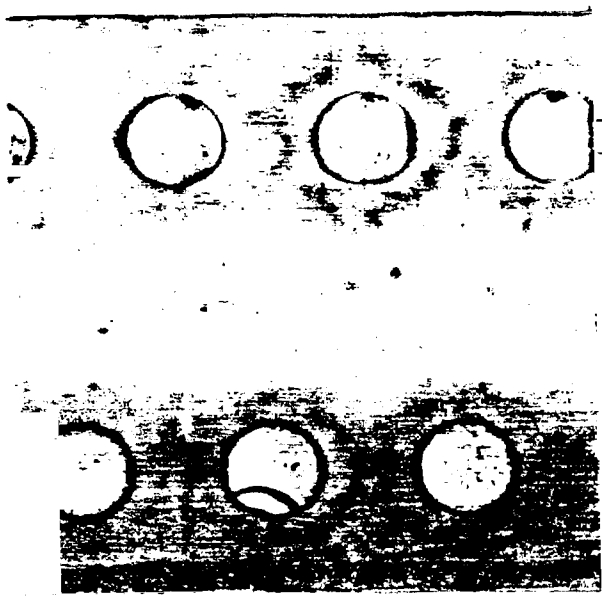
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	79704.93
CON TX	294.91
PRFEE	1.00
WDEED	9.00
TOTAL	304.91
CHECK	304.91

03/09/92 01 13:57 0001 4712



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90869

IDENTIFICATION REFERENCE

MAR 9 1 58 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 509179