This Instrument was Prepared by:
KEVIN J. JONES, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

BOOK 8835 PAGE 348

Map 75-7
par 69

ADDRESS NEW OWNER:

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

SEND TAX BILLS:

SAME

8 0 7 0 5

IDENTIFICATION REFERENCE

JAN 7 2 13 PM '93

DAVIDSON COUNTY, TN

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $27,101.00.

AFFIANT

Subscribed and sworn to before me this the 7th day of January, 1993.

NOTARY PUBLIC

My Commission Expires: 6/30/96

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 3rd day of September, 1991, Ernest H. Bender and wife, Mamie B. Bender, executed a Deed of Trust to James Scott Brown, Madison, Tennessee, Davidson County,, as Trustee, to secure a promissory note of even date in the amount of $26,400.00, payable to the order of Household Finance Center, Inc., as fully set out in Book 8436, Page 33, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said James Scott Brown, Madison, Tennessee, Davidson County, Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 8677, Page 674, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Household Finance Center, Inc., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on December 10, 17 and 24, 1992, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Tuesday, January 5, 1993, at 10:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, B & W Investments was the highest and best bidder, the amount of its bid being in the sum of Twenty Seven Thousand One Hundred One and no/100 ($27,101.00) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Twenty Seven Thousand One Hundred One and no/100 ($27,101.00) dollars, credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto B & W Investments, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 60 on the Plan of Tulip Grove, Section 2, as of record in Book 3700, page 122, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Earnest H. Bender et ux, Mamie B. Bender by deed from Elihue Williams et us, Dorothy P. Williams, dated October 12, 1976, recorded October 14, 1976, book 5078, page 52, Register's Office for Davidson County, Tennessee.

This is improved property also known 649 Des Moines, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said B & W Investments, its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 8436, Page 33, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said B & W Investments, its successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 7th day of January, 1993.

ROBERT P. ZIEGLER, SUBSTITUTE TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3732 01/07 0101 03CHECK 109.27

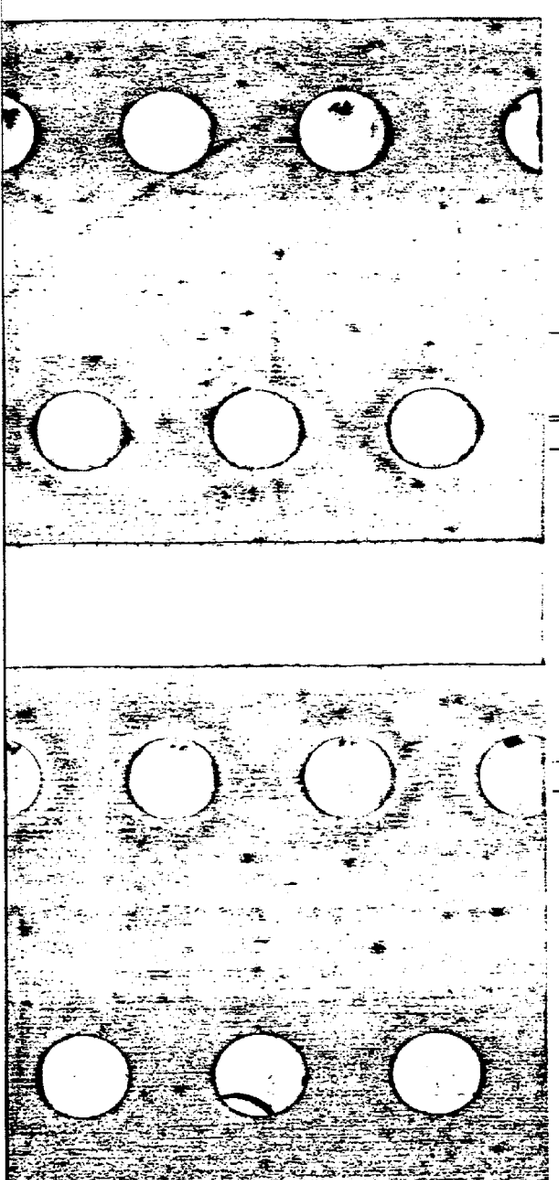
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 7th day of January, 1993.

Carolyn M. Bell
NOTARY PUBLIC

My Commission Expires:
1-22-95

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



RECEIVED OF _____

FOR _____

BOOK 8835 PAGE 350

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 27101.00
CON TX 100.27
PRFEE 1.00
WDEED 8.00
TOTAL 109.27
CHECK 109.27

01/07/93 01 14:17 0001 3732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80705

IDENTIFICATION REFERENCE

JAN 7 2 19 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 608533