THIS INSTRUMENT PREPARED BY:

BOOK 9678PG480

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
File Box 9-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
D B & B Investments P. O. Box 100 Whites Creek, TN 37189	New Owner	Map No. 51-15A Parcel No. 66CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Leonard T. Walker by Deed of Trust (the "Deed of Trust") dated October 30, 1986, of record in Book 7037, page 675, Register's Office for Davidson County, Tennessee, conveyed to John A. Thweatt, Trustee, the hereinafter described real property to secure the payment of a certain indebtedness described in said Deed of Trust, which indebtedness is evidenced by a Promissory Note (the "Note"), said indebtedness being held and owned by D B & B Investments; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of said Note demanded that the herein described real property be advertised and sold in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, F. B. Murphy, Jr. was duly appointed as Substitute Trustee in the place and stead of John A. Thweatt, Trustee by the instrument of record in Book 9646, page 157, Register's Office for Davidson County, Tennessee; and

WHEREAS, pursuant to the instructions of the owner and holder of said Note, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record on April 27, May 4 and May 11, 1995; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the main door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m., on Monday, May 22, 1995, and D B & B INVESTMENTS (hereinafter called "Grantee") being the highest and best bidder therefor, became the purchaser of the property for the sum of Twenty Five Thousand Dollars ($25,000.00).

NOW, THEREFORE, F. B. Murphy, Jr., in his capacity as Substitute Trustee, and not otherwise, for and in the consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his heirs and assigns, certain real property located in Davidson County, Tennessee, described as follows:

Being Unit No. K-66, as shown on the Plat of Quail Creek, of record in Book 6328, pages 89 and 90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowners Association, all as described in Book 6328, page 44, et seq., said Register's Office.

Being the same property conveyed to Leonard T. Walker by deed from Quail Creek, Inc., of record in Book 7037, page 672, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all unpaid taxes that may be a lien against the property; restrictive covenants, easements and set-back lines; any and all redemption rights that exist, including the right of redemption of any government agency; and any and all other prior liens or encumbrances.

TO HAVE AND TO HOLD the aforesaid property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same, F. B. Murphy, Jr., as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Substitute Trustee's Deed on this 22nd day of May, 1995.

F. B. MURPHY, JR., Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, F. B. Murphy, Jr., the within named bargainor, 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, this 22nd day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 9/26/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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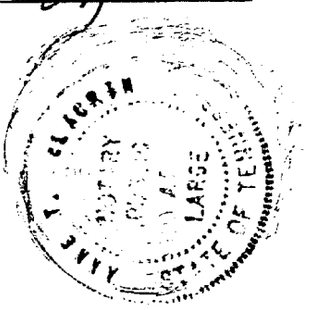
The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

J. B. Murphy Jr.
AFFIANT

Sworn to and subscribed before me this 22nd day of May, 1995.

Connie S. McLeod
NOTARY PUBLIC

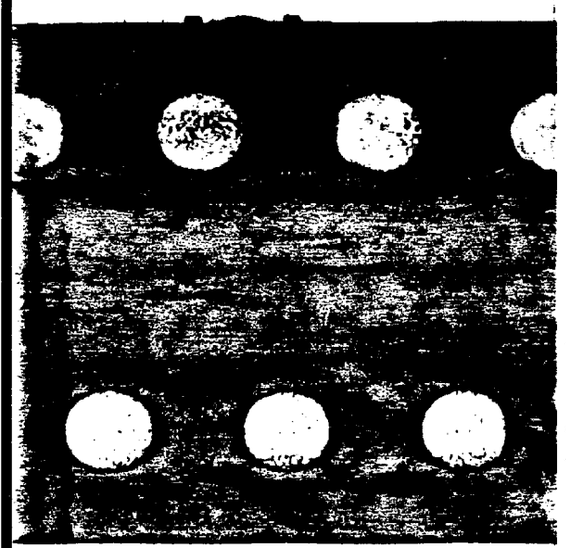
My Commission Expires: 9/26/98

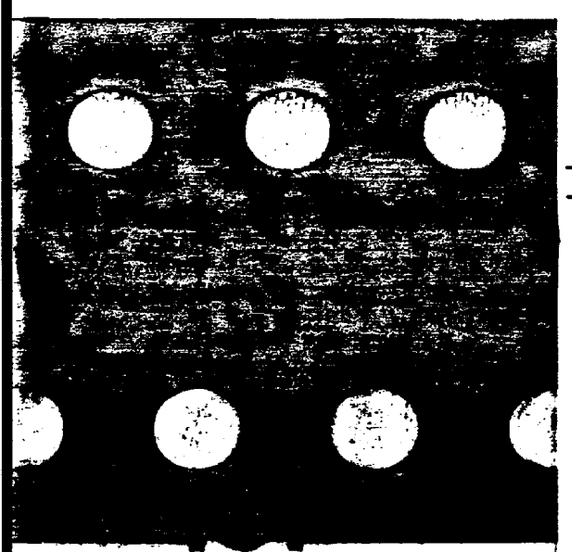


3524 05/23 0101 03CHECK 105.50

0063008
IDENTIF. ↑ REFERENCE

95 MAY 23 AM 9:06
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9678 PG 483

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 12.00
TOTAL 105.50
CHECK 105.50

05/23/95 01 09:09 0001 3524

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0063008
IDENTIF. ↑ REFERENCE

95 MAY 23 AM 9:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912867