BOOK 9689 PG 977

This Instrument Prepared By:
Leilani Boulware Southard
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
BNB Properties, Inc. 5110 Maryland Way, Suite 100 Brentwood, TN 37027	Same	Tax Map 162, Parcels 75 & 76

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 10, 1993, of record in Book 9152, Page 959, Register's Office for Davidson County, Tennessee, James Phillip Dorroll conveyed the property hereinafter described to Craig Gabbert, Trustee, to secure the payment of the indebtedness therein mentioned and described;

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 Brentwood National Bank, the lawful owner and holder of said indebtedness, having declared all of the unpaid balance due and payable called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, Craig Gabbert, 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 consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on May 11th, 18th and 25th, 1995, respectively;

WHEREAS, pursuant to said notice, the undersigned, Craig Gabbert, Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the equitable and statutory rights of redemption and homestead, on Friday, June 2, 1995, at 10:00 a.m. at the south front door of the courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, BNB Properties, Inc., a Tennessee corporation, was the highest and best bidder, the amount of its bid being in the sum of Three Hundred Twenty-Eight Thousand Five Hundred Ninety-One and 28/100 Dollars ($328,591.28).

NOW, THEREFORE, in consideration of the premises:

I, Craig Gabbert, Trustee, have bargained and sold, and by these presents do transfer and convey unto the said BNB Properties, Inc., its successors and assigns, the property in Davidson County, Tennessee, to-wit:

TRACT I

Being the west half of a ten acre tract of land in the Fifth Civil District of Davidson County, Tennessee, shown as an unnumbered tract, lying east of third tract, first piece, and north of the third tract, second piece, on the map of certain lands of William Johnson, et al., shown on the plan of record in Book 843, page 39, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the southerly margin of Dorroll property and the westerly margin of Wade White in Book 3225, page 29; thence along White south 14° 22' 3"

west 672.35 feet; thence north 87° 12' 31" west 349.57 feet to an iron pin; thence along the easterly margin of Watson north 15° 32' 48" east 598.76 feet to an iron pin; thence north 15° 32' 48" east 106.5 feet to an iron pin; thence south 13° 39' 26" west 106.5 feet to an iron pin; thence along Dorroll north 78° 57' 23" east 318 feet to an iron pin; thence south 86° 15' 39" east 40.14 feet to the point of beginning and containing 4.9 acres, more or less.

Street Address: Route 1, Old Hickory Boulevard, Antioch, Tennessee 37013

TRACT II

Being part of Lot No. 4 on the Map of a Subdivision of the Jonathon Watson Homeplace, in the 5th Civil District of said County, as of record in Minute Book "I", page 351, County Court for said County, and described according to a copy of a survey thereof dated September 15, 1987, by Larry L. Campbell, as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, said point being 79° 45 min east 1018 feet from the margin of Nolensville Road, being the northeast corner of the Hardison property, in a fence line; thence south 0° 15 min west 106.5 feet to an iron pin in the north margin of Old Hobson Pike; thence with the margin of the same north 65° 30 min. east 318 feet, thence north 80° 20 min. east 74 feet to the intersection of the north margin of Old Hobson Pike and the south right-of-way line of Old Hickory Boulevard; thence with the margin of said Boulevard, westerly, around a slight curve, 293 feet to a point and continuing with the same, south 79° 45 min. west 71 feet to the beginning, containing 0.4 acres, more or less.

Street Address: 14971 Old Hickory Boulevard, Antioch, Tennessee 37013

Tracts I and II being the same property conveyed to James Phillip Dorroll by deed from Old Hickory Investment Group, a Tennessee general partnership, of record in Book 9152, page 952, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to unpaid taxes, deeds of trust, restrictions, easements, and set back lines and all other matters of public record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said BNB Properties, Inc., its successors and assigns, forever.

I, Craig Gabbert, Trustee, under the said Deed of Trust of record in Book 9152, Page 959, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said BNB Properties, Inc., its successors and assigns all of the right, title and interest in and to said property vested in me, and which I have right to transfer, in as full and ample a manner as I as Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand as Trustee this 2nd day of June, 1995.

Craig Gabbert, Trustee

CRAIG GABBERT, TRUSTEE

95 JUN -2 PM 3:05
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

006649 1
IDENTIF. & REFERENCE

58569-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna Randall Binkley, a Notary Public of said county, Craig Gabbert, Trustee, 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.

Witness my hand, at office, this 2nd day of June, 1995.

Donna Randall Binkley
NOTARY PUBLIC

My Commission Expires:

9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $328,591.28, but this Deed contains no warranties.

Craig Gabbert
AFFIANT

Sworn and subscribed to before me
this 2nd day of June, 1995.

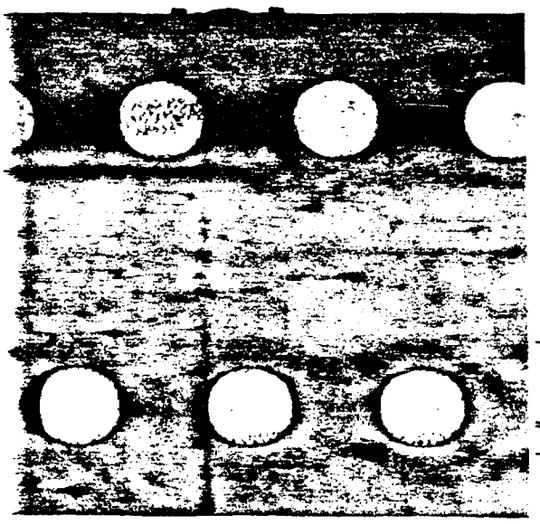
Donna Randall Binkley
NOTARY PUBLIC

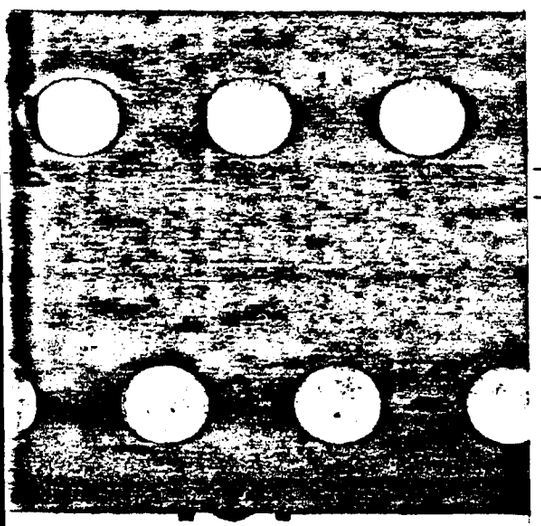
My Commission Expires:

9/16/95

7279 06/02 0101 03CHECK 1228.82

58569-1





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

RECEIVED OF _____

FOR _____

BOOK 9689 PG 980

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	
				328591.28
			CON TX	1215.82
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1228.82
			CHECK	1228.82
06/02/95	01		15:06 0001	7279

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

006649 1 IDENTIF. ↑ REFERENCE

95 JUN -2 PM 3:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 916578