SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 6, 1978, recorded in Book 5361, Page 557, Register's Office of Davidson County, Tennessee, C. Paul Williams, a single person, conveyed to Ernest W. Turnbull, Trustee, 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 9652, Page 122, in the Register's Office of Davidson County, Tennessee; 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 sale Deed of Trust by which advertisement the sale was appointed to be held on **JUNE 28, 1995**, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 time the said property was struck off and sold to B & W Investments, a partnership, whose address is P.O. Box 121, Brentwood, Tennessee 37027, at and for the sum of $24,925.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

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

Described property in Davidson County, Tennessee, being Lot 371 on the Plan of Section 2, Bordeaux Hills, as of record in Book 3600, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 371 fronts 55 feet on the west side of Snell Boulevard, and extends back 125 feet on the south line and 124.34 feet on the north line, to a dead line in the rear on which it measures 55 feet.

The last warranty deed of record is Warranty Deed, recorded in Book 5747, Page 110, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements, State and Federal tax liens and any other matter of record.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto B & W Investments,a partnership, its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, 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 Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

5376 06/29 0101 03CHECK 101.13

On the 28th day of June 1995, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, 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 written above.

Notary Public

WENDY G. PEDEN NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. MY COMM. EXP. 5-16-1999

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $24,925.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

Notary Public

WENDY G. PEDEN NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. MY COMM. EXP. 5-16-1999

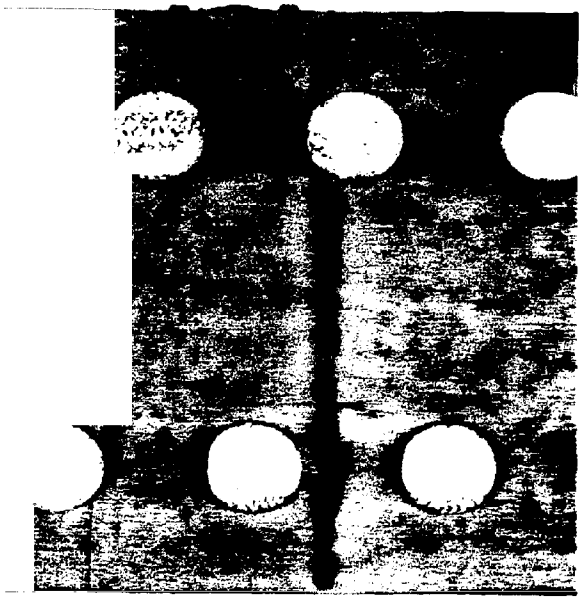
PROPERTY ADDRESS: 1446 Snell Boulevard, Nashville, Tennessee 37218

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
B & W Investments
P.O. Box 121
Brentwood, TN 37027

S & K #:94-0552
Map & Parcel - 80 7 21

00074737
IDENTIF. & REFERENCE

95 JUN 29 PM 1:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

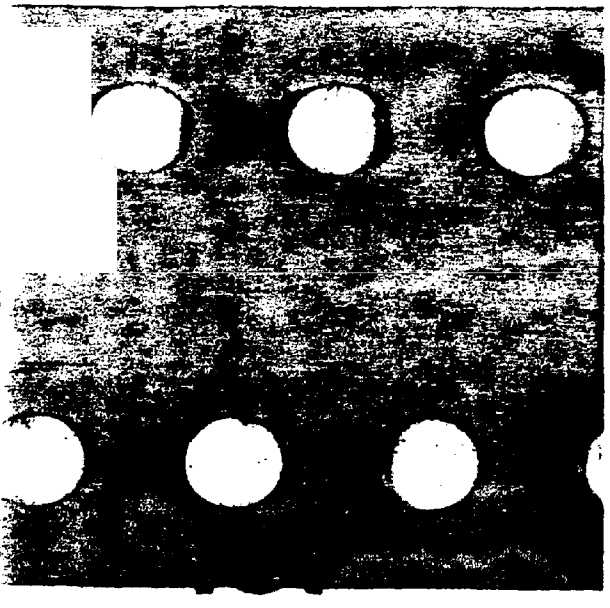
RECEIVED OF _____

FOR _____

BOOK 9716 PG 605

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	24925.00
CON TX	92.13
PRFEE	1.00
WDEED	8.00
TOTAL	101.13
CHECK	101.13

06/29/95 01 13:56 0001 6376

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0074737
IDENTIF. ↑ REFERENCE

95 JUN 29 PM 1:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 925550