Name and address of new owner:	Send tax bills:	Prepared by:
C & B Properties 4805 Michigan Avenue Nashville, TN 37209	SAME	David W. McMackin 5200 Maryland Way Suite 105 Brentwood, TN 37027

Map & Parcel No.
50-14-199
12 DZ 30450

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 26, 1984, recorded in Book 6222, page 481, Register's Office, Davidson County, Tennessee, Nathaniel O. Starnes and wife, Patricia L. Starnes, conveyed to Peter Weiss, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated January 9, 1996, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of May 23, 30 and June 6, 1996, stating that on June 14, 1996, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to C & B Properties, a partnership, for $52,600.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said C & B Properties, a partnership, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 272 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.
>
> BEING the same property conveyed to Nathaniel O. Starnes and wife, Patricia L. Starnes, by deed from James W. Murray and wife, Ruth F. Green Murray, of record in Book 6222, page 478, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 3225 Sennadale Lane, Nashville, Tennessee 37207.
>
> The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 14th day of June, 1996.

Substitute Trustee

BOOK 10090 PG 591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 14th day of June, 1996.

Notary Public

GAIL A. ARPAIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7/25/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $52,600.00.

Affiant

Subscribed and sworn before me, this 14th day of June, 1996.

Notary Public

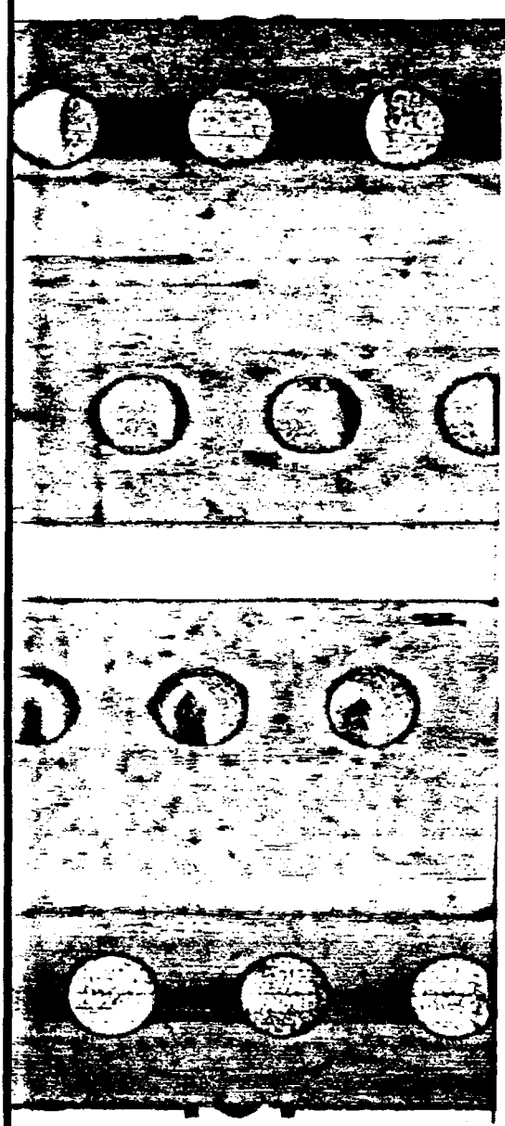
GAIL A. ARPAIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7/25/98

0194112
IDENTIF. & REFERENCE

96 JUN 18 PM 2:34
REGISTER
DAVIDSON CO. TN.

4993 06/18 0101 03CHECK 207.62



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

RECEIVED OF _____

FOR _____

BOOK 10090 PG 592

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 52600.00
				CON TX 194.62
				PRFEE 1.00
				WDEED 12.00
				TOTAL 207.62
				CHECK 207.62
			06/18/96 01	14:36 0001 4993

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194112 IDENTIF. # REFERENCE

96 JUN 18 PM 2:34

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1052795