THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

BOOK 10313 PG 324

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Brad Whitfield P. O. Box 158399 Nashville, TN 37215	New Owner	104-15-152

mail

TRUSTEE'S DEED

WHEREAS, Robert A. McCluskey and Gertrude K. McCluskey by Deed of Trust (the "Deed of Trust") dated January 6, 1995, of record in Book 9570, page 487, Register's Office for Davidson County, Tennessee, conveyed to F. B. Murphy, Jr., 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, pursuant to the instructions of the owner and holder of said Note, the 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 in Nashville, Tennessee on December 12th, 19th and 26th, 1996; and

WHEREAS, the 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, January 6, 1997, and Brad Whitfield, (hereinafter called "Grantee") being the highest and best bidder therefor, became the purchaser of the property for the sum of One Hundred Ten Thousand and 00/100 Dollars ($110,000.00).

NOW, THEREFORE, F. B. Murphy, Jr., in his capacity as 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, successors and assigns, certain real property located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the westerly 10 feet of Lot No. 15 and all of Lots No. 16 and 17 on the map of St. Bernard Place, as of record in Book 161, page 171, Register's Office for said County.

Said part of Lot No. 15 and all of Lots No. 16 and 17 front together 110 feet on the northerly side of Blair Boulevard, formerly Long Avenue, and run back 135.58 feet on the westerly line and 136.46 feet, more or less, on the easterly line to an alley, measuring 110 feet thereon.

Being the same property conveyed to Robert A. McCluskey and Gertrude K. McCluskey by deed from Percy Wilkins, Jr., Trustee, of record in Book 8825, page 434, Register's Office for Davidson County, Tennessee.

This is improved property known as 2126 Blair Boulevard, Nashville, Tennessee 37212.

This conveyance is subject to all unpaid ad valorem taxes (plus penalties and interest, if any) that may be a lien against the property, and subject to any and all liens, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had, including, but not limited to, prior deeds of trust (including, but not necessarily limited to the deed of trust of record in Book 8812, page 540, said Register's Office), fixture filings, easements, restrictions, building lines and recorded plans, and subject to any statutory rights of redemption not otherwise waived in the Deed of Trust, and rights of redemption of any agency, state or federal, which have not been waived by such governmental agency. This conveyance is also subject to any and all matters which an accurate survey of the property might disclose.

The property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied; without limiting the foregoing, the property is conveyed without any implied warranties of merchantability or fitness for a particular use or purpose.

TO HAVE AND TO HOLD the aforesaid property in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same, F. B. Murphy, Jr., as 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 Trustee's Deed on this 6th day of January, 1997.

F. B. MURPHY, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Margaret Whitfield
AFFIANT

Sworn to and subscribed before me this 6th day of January, 1997.

F. B. Murphy
NOTARY PUBLIC

My Commission Expires: 11-23-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

2765 01/07 0101 03CHECK 420.75

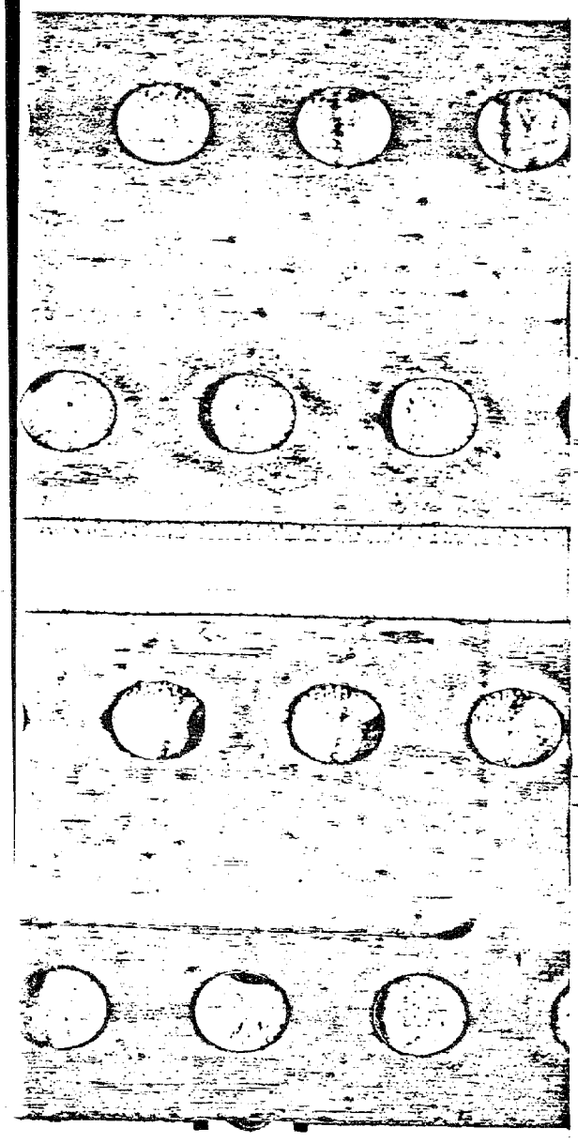
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, F. B. Murphy, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, this 6th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 9/26/98

0262224
IDENTIFICATION REFERENCE

97 JAN -7 AM 11:52
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10313 PG 327

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 110000.00
				CON TX 407.00
				PRFEE 1.00
				WDEED 12.00
				COPIES 0.75
				TOTAL 420.75
				CHECK 420.75
			01/07/97 01	11:55 0001 2765

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262224
IDENTIF. # REFERENCE

97 JAN -7 AM 11:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1105298