This Instrument Prepared By:
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Alex W. Bonner P.O. Box 121 Brentwood, Tennessee 37027	SAME	Map 50-4 Parcel 25

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated August 31, 1994, executed by David R. Scott and wife, Valerie L. Scott, to J.C. Garrett, III, Trustee, of record in Book 9461, page 740, Register's Office for Davidson County, Tennessee; and

WHEREAS, Bank of Goodlettsville, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 9461, page 740, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Trace Blankenship and Keith C. Dennen, as Substitute Trustees by an instrument of record in Book 10499, page 940, Register's Office for Davidson County, Tennessee, and authorized either of them to act alone with the powers given the Trustee in said Deed of Trust; and

WHEREAS, Trace Blankenship, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock P.M., prevailing time on August 15, 1997, at the front door of the Metropolitan and Davidson County Courthouse, Nashville, Davidson, County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Fifty Two Thousand Seven Hundred and Forty and no/100 Dollars ($52,740.00) by Alex W. Bonner (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Fifty Two Thousand Seven Hundred and Forty and no/100 Dollars ($52,740.00) cash in hand paid by the Grantee, Trace Blankenship, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Being Lot No. 63 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of said County, and described according to a copy of a survey thereof made by Southern Land Surveying Co., Inc., dated May 28, 1974, as follows:

Beginning at a point in the south margin of Due West Avenue at the corner Lots Nos. 62 and 63, said point being 1097 feet, more or less, in an easterly direction from the southeast corner of the intersection of Dickerson Road and Due West Avenue; thence with the line between said lots, southerly 247.8 feet to a point; thence easterly 120.66 feet to a corner of Lots Nos. 63 and 64, thence with the line between said lots, northerly 237.23 feet to he south margin of Due West Avenue; thence with the margin of the same, westerly 100 feet to the beginning.

Being the same property conveyed to David R. Scott by deed from Jimmy L. Cassetty, and wife, Patricia A. Cassetty of record in Book 7543, page 986, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained int he previous Deed of Record.

The current mailing address for said property is 1107 New Due West, Madison, TN 37115.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs, successors, and assigns forever.

And the Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

The Substitute Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 15th day of August, 1997.

Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine T. Cronk, a Notary Public of this county, Trace Blankenship, 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 (or she) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 1997.

NOTARY PUBLIC

My Commission Expires:

September 23, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $52,740.00.

AFFIANT

Subscribed and sworn before me on this 15th day of August, 1997.

NOTARY PUBLIC

My Commission Expires:
September 23, 1997

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MAIL ENV IDENTIFICATION REFERENCE 0338016

97 AUG 15 PM 4:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

08/15 0101 03CHECK 294-14

Book 10570 Page 584 Was Missing