PREPARED BY: T. LARRY EDMONDSON
ATTORNEY AT-LAW
808 Broadway
Nashville, TN 37203

BOOK 10858 PG 82

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR NO.
CBM Enterprises, Inc. 5605 Murfreesboro Rd. Lavergne, TN 37086	Same	32-21 32-139

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated June 30, 1994, executed by Dann Rogers, unmarried, to Larry D. Craig, Trustee, of record in Book 9398, Page 870, Register's Office for Davidson County, Tennessee; and

WHEREAS, G. Michael Bennett, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 9398, Page 870, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming T. Larry Edmondson, as Substitute Trustee by an instrument of record in Book 10798, Page 251, Register's Office for Davidson County, Tennessee; and

WHEREAS, T. Larry Edmondson, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising in the Nashville Record three times on March 5th, March 12th and March 19th, 1998 that said property would be sold at 10:00 A.M., prevailing time on Thursday, March 26, 1998 in the front door of the Davidson County Courthouse, Nashville, 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.

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 Forty Five Thousand One Hundred and No/100 Dollars ($45,100.00) by CBM Enterprises, Inc. (hereinafter referred to as "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Forty Five Thousand One Hundred and No/100 Dollars ($45,100.00) cash in hand paid by the Grantee, T. Larry Edmondson, 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:

Located in the County of Davidson, State of Tennessee:

Situated in Davidson County, Tennessee, being described according to an unrecorded survey by R.L. Montoya Land Surveying, Inc., P.O. Box 471, Goodlettsville, TN 37172, Tennessee License No. 697, dated June 13, 1994, as follows: BEGINNING at a point in the centerline of a 40-foot Ingress-Egress Easement also said point being in the northerly terminus of Jackson Road and also being the northerly corner of Jessie B. Jackson's property as evidenced in Deed Book 4846, Page 448, R.O.D.C., TN; thence, running with the centerline of the aforementioned 40' Ingress-Egress Easement North 03 degrees 44 minutes 35 seconds East 123.98 feet to a point; thence, with a curve to the left having a delta of 15 degrees 00 minutes 00 seconds, a radius of 400.00 feet, a tangent of 52.66 feet and a length of 104.72 feet to a point; thence, North 12 degrees 24 minutes 11 seconds West 45.89 feet to the actual point-of-beginning for this hereon described tract; thence, leaving the centerline of said 40 foot Ingress-Egress Easement North 64 degrees 05 minutes 50 seconds West 194.78 feet to a point; thence North 82 degrees 29 minutes 08 seconds West 573.85 feet to a point in the easterly line of W. C. Talley's line as evidenced in Deed Book 2634, Page 474, R.O.D.C. TN; thence, North 06 degrees 30 minutes 48 seconds West 165.09 feet to a corner post, said point being the northeast corner of the W. C. Talley property; thence, North 77 degrees 45 minutes 29 seconds West 363.54 feet to a point in the northerly line of the aforementioned W. C. Talley's property; thence North 55 degrees 10 minutes 15 seconds East 454.41 feet to a point in the centerline of the aforementioned 40 foot Ingress-Egress Easement; thence, for the next 8 calls running with the centerline of said Easement South 63 degrees 14 minutes 35 seconds East 348.12 feet to a point; thence with a curve to the left having a delta of 30 degrees 00 minutes 00 seconds, a radius of 400.00 feet, a tangent of 107.18 feet and a length of 209.44 feet; thence with a curve to the right having a delta of 48 degrees 00 minutes a radius of 140.00 feet, a tangent of 62.33 feet, and a length of 117.29 feet to a point; thence south 45 degrees 14 minutes 36 seconds East 50.00 feet to a point; thence with a curve to the right having a delta of 44 degrees 00 minutes 00 seconds a radius of 170.00 feet, a tangent of 68.68 feet, and a length of 130.55 feet to a point; thence South 05 degrees 38 minutes 31 seconds East 130.38 feet to a point; thence with a curve to the left having a delta of 17 degrees 30 minutes 00 seconds a radius of 320.00 feet, a tangent of 49.25 feet, and a length of 97.74 feet to a point; thence South 12 degrees 24 minutes 11 seconds East 44.66 feet to the point of beginning, containing 8.00 acres, more or less.

This conveyance is made subject to the 40-foot ingress/egress easement shown on said survey.

Being the same property conveyed to Dann Rogers by Deed from G. Michael Bennett of record in Book 9398, Page 866, Register's Office for Davidson County, Tennessee.

This is property known as 4522 Jackson Rd., Whites Creek, TN 37189 (Map-Par. No. 32-139) and Property at end of Jackson Rd. N. of Hunters Lane (Map-Par. No. 32-21)

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.

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 agent, 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 26th day of March, 1998.

T. LARRY EDMONDSON
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and aforesaid, T. Larry Edmondson, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 26th day of March, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-29-2000



BOOK 10858 PG 85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,100.00.

AFFIANT

Sworn to and subscribed before me on this 27th day of March, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-29-2000

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1917 03/27 0101 03CHECK 183.87

MAIL ENV.

98 MAR 27 PM 3:22
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04 17869

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

RECEIVED OF _____

FOR _____

BOOK 10858 PG 86

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 45100.00	
			CON TX 166.87	
			PRFEE 1.00	
			WDEED 16.00	
			TOTAL 183.87	
			CHECK 183.87	
03/27/98	01		15:22 0001 1917	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0417869
IDENTIF. A REFERENCE

98 MAR 27 PM 3:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1272194