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0456715
IDENTIF. & REFERENCE

20-A

This Instrument was prepared by:
SCHULMAN, LEROY & BENNETT, P.C.
Gary S. Rubenstein, Esq.
501 Union Building, Suite 701
Nashville, TN 37219

98 JUN 30 AM 9:35

FELIX E. MUSGRAVE REGISTER
DAVIDSON COUNTY, TN.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 2, 1995, and recorded in Book 9669, page 319 in the Register's Office of Davidson County, Tennessee, James T. Love, a single person, conveyed to Beaty Title Company, as 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 10937, Page 461, in the Register's Office of said county; 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, pursuant of said request by said beneficiary, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement, the sale was appointed to be held on Friday, June 24, 1998, at the Courthouse of Davidson County, Tennessee; 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 sale BCMP Investments, a partnership, whose address is 908 Division Street, Nashville, Tennessee 37203, being the highest and best bidder, became the purchaser of said property for the sum of Twenty-Four Thousand and No/100 ($24,000.00) Dollars; and

WHEREAS, the purchaser has complied with the terms of this sale by paying into the hands of the undersigned Trustee the amount of the bid.

NOW THEREFORE, in consideration of the above premises and the payment by BCMP Investments, a partnership, of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Gary S. Rubenstein, as Substitute Trustee, does hereby grant, bargain, sell, and convey to the said BCMP Investments, a partnership, their heirs and assigns in fee simple forever the property above mentioned and now further described as being in Nashville, Davidson County, State of Tennessee, to wit:

> Land in Davidson County, being Unit No. A-9, on the Plan of Oakcrest Condominium, created under Title 66, section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 5884, page 960 and amended in Book 9559, page 939 of record in Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Oakcrest Condominiums as set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed for a more complete identification and description of said Unit. James T. Love obtained title to the above referenced real estate by deed of record in Book 9669, page 316, Register's Office for Davidson County, Tennessee.

Subject to 1998 unpaid taxes.

TO HAVE AND TO HOLD the real property above described together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto BCMP Investments, a partnership, their heirs and assigns in fee simple forever to whom the said Gary S. Rubenstein, as 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 Gary S. Rubenstein, Substitute Trustee, has on June 26, 1998 hereunto set his hand and seal.

Gary S. Rubenstein, Substitute Trustee

GARY S. RUBENSTEIN, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 24,000.00
Gary S. Rubenstein
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 1998.
Deputy Register

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ann M. Manning a notary public in and for the State and County aforesaid, personally appeared Gary S. Rubenstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee, executed the foregoing instrument for the purpose therein contained, by signing his name as Substitute Trustee.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 26th day of June, 1998.

Notary Public

NOTARY PUBLIC

My Commission Expires: 9-18-99

Property Address: 420 Elysian Fields, Unit A-9, Nashville, TN 37211

Property owner responsible for payment of taxes: BCMP Investments, a partnership, 908 Division Street, Nashville, TN 37203.

Map 133-14-0-A; Tax ID# 6DA 58548

Parcel 9CO

sr/real/love.subtd

7433 06/30 0101 03CHECK 97.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 24000.00
CON TX 88.80
PRFEE 1.00
MISC 8.00
TOTAL 97.80
CHECK 97.80

06/30/98 01 09:35 0001 7433

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456715
IDENTIF. ↑ REFERENCE

98 JUN 30 AM 9:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1313223