BOOK 11412 PG. 983

This instrument prepared by (and returnable to):
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Curt's Oil Co., Inc. P. O. Box 1759 Muskogee, Oklahoma 74402	SAME AS NEW OWNER	Map 94-10 Parcel 18

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated November 24, 1998, executed by Wayne R. Webb d/b/a U-Haul It Concrete Company of Tennessee to James F. Fuqua, Jr., Trustee, of record in Book 11223, page 245, Register's Office for Davidson County, Tennessee; and

WHEREAS, Curt's Oil Co., Inc., the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 11223, page 245, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Keith C. Dennen and Trace Blankenship as Substitute Trustees by an instrument of record in Book 11350, page 172, 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 1:00 o'clock p.m., prevailing time on March 26, 1999, at the front door of the Metropolitan and Davidson County Courthouse, 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 Seventy Three Thousand Two Hundred Six and 66/100 Dollars ($73,206.66) by Curt's Oil Co., Inc. (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 Seventy Three Thousand Two Hundred Six and 66/100 Dollars ($73,206.66) 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, described as follows:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
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UNSATISFACTORY WHEN RECEIVED

Land in Davidson County, Tennessee, being Lots Numbers 9, 10 and 11 on the Plan of D.S. Williams Subdivision of Lot No. 1, G.A. Washington Lands, of record in Plat Book 161, page 159, Register's Office for said County, to which plan reference is hereby made for a more complete description. The said Lot No. 11 on said plan also appearing as Lot No. 4 in the Subdivision of the Georgia Industrial Realty Company's South Nashville property, as of record in Book 421, page 187, Register's Office for said County, and being described according to a copy of a survey by William Collier Parrish, Associates, Civil Engineers, dated December 17, 1965, as follows:

BEGINNING at a concrete monument in the northerly line of the Lebanon Road, as widened, in the line between Lots Nos. 8 and 9 on said D.S. Williams plan (Supra) 54 feet from the center line of Lebanon Road and 18 feet from the top of the present existing shoulder of said Road; thence westwardly 100 feet to an iron stake at the beginning of a curve to the right; thence around said curve northwestwardly 163 feet to a 2" iron pipe 57.7 feet from the center line of Lebanon Road and being 28 feet from the top of the shoulder of said Road, said iron pin being also in the southerly line of an 80 feet easement for a city water main; thence with the southerly line of said easement and a curve to the left northeastwardly 167 feet to an iron stake located 25.5 feet from a 36' water main; thence continuing with the curve of said easement northeastwardly 116 feet to a point in the line between Lots Nos. 8 and 9; thence with the line between said Lots 8 and 9, southwardly 143 feet to the point of beginning.

Being the same property conveyed to Wayne R. Webb, d/b/a U-Haul It Concrete Company of Tennessee by deed of record in Book 11223, page 242, Register's Office for Davidson County, Tennessee.

Said property is known as 918 Lebanon Road, Nashville, Davidson County, Tennessee.

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, other encumbrances, 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

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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 31st day of March, 1999.

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 executed the within instrument in his capacity as Substitute Trustee for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 1999.

Christine T. Cronk
NOTARY PUBLIC

My Commission Expires: Sept. 23, 2000.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $73,206.66.

AFFIANT

Subscribed and sworn to before me, this 31st day of March, 1999.

NOTARY PUBLIC

My Commission Expires: Sept. 23, 2003

05688889
IDENTIFICATION REFERENCE
99 APR -1 PM 4:49
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
CBC 04/01 0201 02CHECK 289.86

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11412 PG. 987

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0568889

IDENTIFICATION REFERENCE

99 APR -1 PM 4:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	73206.66
CON TX	270.86
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	289.86
CHECK	289.86

04/01/99 01 16:49 0001 6810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445852