BOX 58-B

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238-1620

Davidson County DEEDTRS
Recvd: 03/29/01 15:46 4pgs
Fees:19.00 Taxes:1591.00
20010329-0030517

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Steven Bostelman et ux	SAME	082-13-0-358.00
921 2nd Avenue North		
Nashville, TN 37208		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust (With Future Advance) dated February 27, 1998, executed by Minorico, Ltd., to William W. Davis, Trustee, of record in Book 10823, page 460, Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, Firstar Bank, N.A., the owner and holder of the indebtedness secured by the Deed of Trust, replaced William W. Davis as Trustee, and appointed Marshall L. Hix and Keith C. Dennen, Successor Trustees, under the Deed of Trust by Appointment of Successor Trustees of record as Instrument No. 200003270030708, Register's Office for Davidson County, Tennessee, with authority for either of them to act alone with the powers given the Trustee in the Deed of Trust; and

WHEREAS, Marshall L. Hix, Successor Trustee, caused certain real property described in the Deed of Trust (the "Property") to be advertised in accordance with the provisions of the Deed of Trust, advertising that the Property would be sold at 11:30 o'clock a. m., prevailing time on Thursday, February 22, 2001, at the south front door of the 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 the Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a prior lien against said property; and

WHEREAS, Marshall L. Hix, Successor Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Four Hundred Thirty Thousand and NO/100 Dollars ($430,000.00) by Steven Bostelman and Monica Bostelman (hereinafter referred to as the "Grantees") and the Property was knocked off and sold to the Grantees.

NOW, THEREFORE, in consideration of the premises and sum of Four Hundred Thirty Thousand and NO/100 Dollars ($430,000.00) cash in hand paid by the Grantees, Marshall L. Hix, Successor Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantees, their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

DESCRIPTION

BEING certain real property in Davidson County, Tennessee, described as follows:

BEING Lot No. 1 on the Plan of Stockyards Business Center, Section Two, of record in Book 6200, page 816, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Minorico, L. P. by Special Warranty Deed from Junior Corporation dated October 26, 1994 and recorded in Book 9505, page 106, Register's Office of Davidson County, Tennessee.

This is improved property known as 921 Second Avenue North, Nashville, Tennessee 37208.

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

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

said real estate.

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

This sale is subject to all matters shown on any applicable recorded master deed, 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 29th day of March, 2001.

Marshall L. Hix, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, Marshall L. Hix, Successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of March, 2001.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires:

September 25, 2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

AFFIANT

Subscribed and sworn before me on this 29th day of March, 2001.

NOTARY PUBLIC

My Commission Expires:

9/23/2004

