Doc 37 (Kimmins)

Address New Owner:	Send Tax Bills To:	Map/Parcel Number
Bob Bass and Charles DeBray 204 Lewisburg Avenue Franklin, Tennessee 37064	Same	176-01 9.00

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS)
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

SUCCESSOR TRUSTEE'S DEED

WHEREAS, W. L. Bainbridge, Inc., by Deed of Trust (the "Deed of Trust") dated August 18, 1999, transferred and conveyed to Vaden M. Lackey, Trustee, the property described in Exhibit A hereto (the "Property") the Deed of Trust being of record in Book 11665, page 66, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust , said Appointment of Successor Trustee being of record as Instrument No. 20011119-0126491, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at eleven o'clock (11:00 a.m.), December 14, 2001, at the property at 4440 LaVergne Couchville Pike, Nashville, Tennessee when and where Bob Bass and Charles DeBray, ("Grantees"), became the last and highest bidder for cash at the price of Ninety Four Thousand and No/100 Dollars ($94,000.00).

Davidson County DEEDTRS
Recvd: 12/27/01 15:41 3pgs
Fees:18.00 Taxes:347.80
20011227-0142787

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $94,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2001.

Barbara Kimmins
NOTARY PUBLIC
My Commission Expires: 10/14/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

765047 v1
110070-073 12/21/2001

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantees and the Grantees' heirs and/or assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantees and Grantees' heirs and/or assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

This is improved property known as: 4400 LaVergne Couchville Pike, Antioch, Davidson County, Tennessee, 37013-5633 .

Words used herein indicating number or gender shall be read as context may require.

Dated this 21st day of December, 2001.

Charles S. Sanger, Successor Trustee

Charles S. Sanger, as Successor Trustee, and
not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of December, 2001.

Barbara Kimmins

Notary Public
My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Being Lot No. 68 on the Plan of Hickory Woods Estates, Section A of record in Plat Book 6900, page 511 corrected by a Surveyor's Certificate of Correction to reflect a change of street name, of record in Book 7582, page 166, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to W. L. Bainbridge, Inc. by deed from T & T Partners I, a Texas general partnership, of record in Book 11665, page 63, said Register's Office.