Davidson County DEEDTRS
Recvd: 01/10/03 15:58 5pgs
Fees:28.00 Taxes:276.80
20030110-0004805

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3102 West End Avenue
Suite 1150
Nashville, TN 37203
(615) 383-3345

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
4848 South 131st Street Omaha, NE 68137	New Owner	81-10/368

SUCCESSOR TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Seventy-Four Thousand Eight Hundred Nine and 52/100 ($74,809.52) Dollars, the receipt of which is hereby acknowledged, Charles B. Reasor III, Successor Trustee ("Grantor"), acting as successor trustee only, has this day bargained and sold, and does hereby transfer and convey unto States Resources Corp. ("Grantee"), Grantee's successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the plan of the Resubdivision of Lots Nos. 315 thru 318, on the Plan of J.M., T.J. and G.W. Harding's Addition, of record in Book 8250, page 595, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
>
> This being a portion of the property conveyed to Carl Bean, Jr. by deed of record in Book 5693, Page 937, Register's Office for Davidson County, Tennessee.

This is improved property known as 2203 Buchanan Street, Nashville, Tennessee 37208.

This conveyance is made pursuant to the powers conferred upon Grantor by a Deed of Trust (the "Deed of Trust") dated August 31, 1998 executed by Carl Bean, Jr. and Belinda Bean in favor of NationsBank of Tennessee, N.A., as beneficiary, of record in Book 11105, Page 936, Register's Office for Davidson County, Tennessee ("RODC"), with Grantor having been appointed successor trustee by an instrument of record as Instrument Number 20021108-0138433, RODC. As set forth in the notice of foreclosure sale (the "Notice"), a copy of which is attached hereto as Exhibit "A", published pursuant to the Deed of Trust and applicable law in the Nashville Record on December 19, 2002, December 26, 2002, and January 2, 2003, default was made in the terms, conditions, provisions, and payments provided for in the Deed of Trust, and the sale at foreclosure of the Property was scheduled for Thursday, January 9, 2003 at 10:30 a.m. in Nashville, Tennessee at the front door of the Davidson County Courthouse. At that time, the foreclosure sale was held and concluded as provided in the Notice with Grantee constituting the highest bidder at such sale.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors and assigns, forever, Grantor, solely in Grantor's fiduciary capacity as successor trustee, covenants and binds himself, his successors in trust and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 9th day of January, 2003.

GRANTOR:

Charles B Reasor III, Successor Trustee

Charles B. Reasor III,
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jan Minshall, a Notary Public for the state and county aforesaid, Charles B. Reasor III, Successor Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2003.

Jan Minshall
Notary Public

My Commission Expires:
9-24-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $74,809.52.

Affiant

SUBSCRIBED AND SWORN to before me, this 9th day of January, 2003.

9-24-05
My Commission Expires

Jan Minshall
Notary Public

Exhibit "A"

Notice of Foreclosure Sale

NOTICE OF FORECLOSURE SALE

Default having occurred under a Deed of Trust (the "Deed of Trust") dated August 31, 1998 executed by Carl Bean, Jr. and Belinda Bean in favor of TIM, Inc., as trustee, and NationsBank of Tennessee, N.A., as beneficiary, of record in Book 11105, Page 936, Register's Office for Davidson County, Tennessee ("RODC"); and Charles B. Reasor III (the "Successor Trustee") having been duly appointed successor trustee under the Deed of Trust by an instrument of record as Instrument Number 20021108-0138433, RODC;

NOW, THEREFORE, I, Charles B. Reasor III, as successor trustee and not otherwise, acting upon the demand of States Resources Corp., which is the lawful owner and holder of the indebtedness secured by the Deed of Trust will on

Thursday, January 9, 2003

at 10:30 a.m. (ten thirty o'clock in the morning) in Nashville, Tennessee at the front door of the Davidson County Courthouse, sell to the highest bidder for cash, at public outcry, the real property (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the plan of the Resubdivision of Lots Nos. 315 thru 318, on the Plan of J.M., T.J. and G.W. Harding's Addition, of record in Book 8250, page 595, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
>
> This being a portion of the property conveyed to Carl Bean, Jr. by deed of record in Book 5693, Page 937, Register's Office for Davidson County, Tennessee.

The street address of the Property is 2203 Buchanan Street, Nashville, TN 37208.

The map/parcel number of the Property is 81-10/368.

The Property sold pursuant to this notice of foreclosure sale shall be sold "AS IS," and neither the Successor Trustee nor the beneficiary of the Deed of Trust, nor any agent or attorney therefor makes or shall make 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 under or the effect of this foreclosure sale upon the rights of any party under such a lease.

The sale of the Property shall be 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), riparian rights, and any unwaived redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other rights, matters, and encumbrances superior in right to the lien of the Deed of Trust.

The sale of the Property may be adjourned by the Successor Trustee and may be reset at a later time and/or date by announcement at the time and place of the originally advertised sale and without any further publication. The sale of the Property

shall be conducted for cash (or credit upon the indebtedness secured by the Deed of Trust if the lawful owner and holder thereof is the successful purchaser) to be tendered upon the conclusion of the bidding; provided, however, that prior to the sale of the Property, the Successor Trustee, acting on his own behalf or by and through one or more agents or representatives, may announce different or additional terms pursuant to which the sale of the Property shall be conducted.

Other interested parties: Carl's Coin Laundry and Bank of America, N.A.

Dated: December 16, 2002.

Charles B. Reasor III, as
successor trustee and not otherwise
WHITE & REASOR, PLC
Two American Center, Suite 1150
3102 West End Avenue
Nashville, TN 37203
Telephone: (615) 383-3345

WHITE & REASOR, PLC

By: _____
Charles B. Reasor, Jr.,
Attorneys for the
Successor Trustee

Insertion dates: December 19, 2002, December 26, 2002, and January 2, 2003.

Newspaper for Publication: Nashville Record.