BOOK 4946 PAGE 583

FROM: JONATHAN J. FOLEY, JR.
SUBSTITUTE TRUSTEE

Mortgagor: BORCHERT, Linda L.
FHA NO. 483:046854-235

TO: FIDELITY MORTGAGE COMPANY,
A Mississippi Corporation

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee

---

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS:
Fidelity Mortgage Company P. O. Box 1286 Jackson, Mississippi 39205	"Owner"	Map 118-5-A Parcel 19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $18,435.04.

Affiant

Subscribed and sworn to before me, this the 29th day of August, 1975.

My Commission Expires: 7/20/76

Notary Public

"SUBSTITUTE TRUSTEE'S DEED"

THIS DEED, made and entered into this 27th day of August, 1975, by and between Jonathan J. Foley, Jr., Substitute Trustee, FIRST PARTY, and FIDELITY MORTGAGE COMPANY, a Mississippi corporation, its successors and assigns, SECOND PARTY.

W I T N E S S E T H:

WHEREAS, By Deed of Trust, dated the 7th day of June, 1973, of record in Book 4718, page 577, in the Register's Office for Davidson County, Tennessee, Linda L. Borchert, an unmarried person, conveyed to Union Planters National Bank of Memphis, Trustee, the hereinafter described property to secure a note of even date therewith, which note is fully described in said deed of trust; and,

WHEREAS, the lawful owner and holder of the indebtedness by instrument of record in Book 4938, page 42, in Register's Office for Davidson County, Tennessee, appointed the FIRST PARTY to act as Substitute Trustee in the place and stead of the said Union Planters National Bank of Memphis, Trustee; and,

WHEREAS, default having occurred in the payment of said note, and in accordance with the terms of said note and deed of trust, the holder thereof declared the entire indebtedness due and owing and, directed the said FIRST PARTY, to advertise and sell the said property and pursuant to said direction, said FIRST PARTY, did advertise the said property for sale as provided in said deed of trust and note, notice of the time and place of said sale being published in the Nashville Record, a newspaper of general circulation in Davidson County,

Tennessee, on August 5, August 12, and August 19, 1975; and,

WHEREAS, pursuant to said notices, FIRST PARTY did offer said property for sale at the front door of the Courthouse for Davidson County, in Nashville, Tennessee, on the 27th day of August, 1975,and the FIDELITY MORTGAGE COMPANY, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of $18,435.04, and thereafter, pursuant to the authority contained in the Appointment of Substitute Trustee, above setforth, FIRST PARTY does hereby transfer and assign said bid to SECOND PARTY, its successors and assigns;

NOW, THEREFORE, in consideration of the premises, FIRST PARTY, has bargained and sold, and by these presents does hereby transfer and convey unto the SECOND PARTY, its successors or assigns, the following described real estate in the State of Tennessee, County of Davidson:

> BEING a certain building site or lot, designated as No. 5-B, and further identified as Parcel No. 19 on Property Map No. 118-5-A, as shown on the Revised Plan of St. Martin Square, as of record in Book 4460, page 186, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description of said lot.
> BEING the same property conveyed to Linda L. Borchert, an unmarried person, by deed from St. Martin, Inc., of record in Book 4718, page 575, Register's Office for 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 said SECOND PARTY, its successors or assigns, forever; and FIRST PARTY does hereby transfer, assign, and set over unto the SECOND PARTY, its successors or assigns, all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant title as fully as he, as Substitute Trustee, is authorized so to do, but not further or otherwise.

IN WITNESS WHEREOF, the FIRST PARTY has executed this instrument on this the day and date first above written.

FEE REFERENCE 2 04 PM '75

CONV 18,435.0

STATE TAX

TRUSTEE .50

RECD 4.00

Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jonathan J. Foley, Jr., the bargainor, with who I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 29th day of August, 1975.

My Commission Expires: 7/20/76

Notary Public