2W 25007 EH

81-15-4860

Tennessee VA

James Edward Sanford, et ux
2108 Scovel Street
Nashville, TN
L & N Loan # 07-41-34526 (1302)
VA Loan # LH 282 616

BOOK 5566 PAGE 808

02/15 68.50

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 20, 1979, and recorded in Book 5411, Page 175 in the Register's Office of Davidson County, Tennessee, James Edward Sanford and wife, Odella Sanford, conveyed to Ernest W. Turnbull, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 5555, Page 847 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on the 15th day of February, 19 80 at the main (south) door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale The Lomas and Nettleton Company, a corporation whose address is P. O. Box 1076, Virginia Beach, Virginia, 23451 being the highest and best bidder, became the purchaser of said property at and for the sum of Twenty-Four Thousand and No/100------($24,000.00)---------- Dollars; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by The Lomas and Nettleton Company of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said The Lomas and Nettleton Company, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the westerly 41 feet front and 40 feet rear of Lot No. 23 on the Plan of George Shields' First Addition to North Nashville, as of record in Book 57, Page 62, Register's Office for said County,

Said part of Lot No. 23 fronts 41 feet on the northerly side of Scovel Street and runs back between lines, 140 feet to an alley, measuring 40 feet thereon.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 15th DAY OF Feb. 1980.

Deputy Register

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto The Lomas and Nettleton Company, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Publication Expense	$ 135.00
Title Reference	
Notary Fee	
Trustee's Fee	175.00
Recording fee for Substitution of Trustee	6.00
Credit on Note	23,684.00
	$24,000.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 15th day of February, 19 80.

Arnold M. Weiss Substitute Trustee

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 15th day of February, 19 80, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instruments and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Paula J. Hamblen

Notary Public

My commission expires:

My Commission Expires July 29, 1980

State Tax	$62.40
Clerk's Fee	$ .50
TOTAL	$62.90

Paid _____

Deputy County Court Clerk

FEB 15 12 12 PM '80

F7666 4

RUSH

PROPERTY ADDRESS
2108 Scovel Street
Nashville, TN

AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
The Lomas & Nettleton Company
P. O. Box 1076
Virginia Beach, Virginia 23451

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5565 PAGE 810

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			24000.00- CO	
			62.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	68.90-
2976A02/15/60			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7 6 6 6 4

IDENTIFICATION REFERENCE

FEB 15 12 12 PM '00

No. 742277