Map · Parcel
120 · 14 - 98

ADDRESS OF NEW OWNER

FinanceAmerica Thrift Corp.
756 Two Mile Parkway
Goodlettsville, TN 37072

SEND TAX BILLS TO:

Same

THIS INSTRUMENT PREPARED BY:

D. Ronald Ingram
Attorney at Law
110 Gatewest Bldg.
515 Two Mile Parkway
Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED

BOOK 5933 PAGE 103

WHEREAS, by Deed of Trust dated August 22, 1980, of record in Deed Book 5645, Page 168, Register's Office for Davidson County, Tennessee, Barry D. Bernestine and wife, Rita Ann Bernestine, conveyed certain real property therein described to David N. Gwinn, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated December 16, 1982, D. Ronald Ingram was appointed Substitute Trustee to serve in the place and stead of David N. Gwinn, pursuant to the aforementioned Deed of Trust, said appointment of Substitute Trustee being recorded in Register's Office for Davidson County, Tennessee, in Book 5978, Page 247; and

WHEREAS, the indebtedness described in said Deed of Trust has not been paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on December 23, 1982, and thereafter on December 30, 1982, and on January 6, 1983, which notice of sale advertised the sale of the property hereinafter described for January 14, 1983, at 12:00 Noon; and

WHEREAS, on January 3, 1983, at 12:00 Noon, at the south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry to the highest and best bidder for cash and in bar of the equity of redemption and all other legal rights of the Grantor of said Deed of Trust, as provided therein, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Twenty-Two Thousand Four Hundred and 00/100 dollars ($22,400.00) from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, D. Ronald Ingram, Substitute Trustee, does hereby bargain, sell, transfer and convey unto FinanceAmerica Thrift Corporation, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

BEING Lot No. 89 on the Plan of Airport Estates, of record in Book 1130, Page 83, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Barry D. Bernestine and wife, Rita Ann Bernestine by deed from Gene A. Tucker and Helen M. Burton of record in Book 4974, Page 663, Register's Office, Davidson County, Tennessee.

01/14 [illegible]

1351

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

This is improved property known as 1308 Portview Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

I, D. RONALD INGRAM, as Substitute Trustee, do hereby transfer, assign and set over unto said FinanceAmerica Thrift Corporation of Goodlettsville, Tennessee, its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Substitute Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 14th day of January, 1983.

D. Ronald Ingram
D. Ronald Ingram
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $72,400.

D Ronald Ingram
Affiant

Subscribed and sworn to before me, this the 14th day of January, 1983.

Sylvia L. Rogers
NOTARY PUBLIC

My commission expires: 10-20-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared D. RONALD INGRAM, the within-named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Substitute Trustee named herein, and that he, as such Substitute Trustee, executed the foregoing instrument (Substitute Trustee's Deed) for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 14th day of January, 1983.

Sylvia L. Rogers
NOTARY PUBLIC

My commission expires: 10-20-85

H 2 6 0 5

IDENTIFICATION REFERENCE

JAN 14 2 21 PM 83
DAVIDSON COUNTY, TN
FELIX A. MCCLARIN, REGISTER

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5993 PAGE 105

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
			2540.00= CO	
			58.24 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	64.74-
1331	ADJ	1/14/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 6 2 0 5.

IDENTIF. REFERENCE

JAN 14 12 21 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 921402