Map 94-2
Par 18.15

New address after August 1, 1983

Marvin Posner, P. C.
Attorney at Law
Suite 105
5885 Hyatt Ridgeway Parkway
Memphis, Tennessee 38119

Prepared by and return to:
Marvin Posner, P.C.
Suite 1118 - 5050 Poplar Avenue
Memphis, Tennessee 38157-1107

SUBSTITUTE TRUSTEE'S DEED BOOK 6131 PAGE 951

WHEREAS, on the 17th of November, 1982, Scott Germain and wife, Debra A. Germain made and executed to Warren H. Wild, Jr. as Trustee, a certain Deed of Trust, conveying to him as Trustee, certain property hereinafter fully set forth and described, which said Deed of Trust is of record in the Register's Office in Davidson County, Tennessee, Book 5965 Page 585; and

WHEREAS, the undersigned was substituted as Trustee to act in the place and stead of Warren H. Wild, Jr. Trustee, as same appears of record in Book 6099, Page 959; and

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid in said Deed of Trust, the owner thereof requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of said Deed of Trust; and

WHEREAS, in accordance with said request, the said property was advertised for sale in The Nashville Record daily newspapers in Nashville, Tennessee, on August 4, 1983, August 11, 1983, and August 18, 1983, and giving the time, terms, place of sale and description of the property; and

WHEREAS, at the time, being the 26th day of August 1983, and place, being as mentioned in said advertisement, the south door of the Court House, Nashville, Davidson County, Tennessee, the said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the said property was struck off and sold to Mortgage Corporation of the South at and for the sum of Thirty Three Thousand Six Hundred Fifty Five and 68/100 ($33,655.68) Dollars, that being the highest and best bid offered; and

WHEREAS, the said purchaser has complied with its said bid.

NOW THEREFORE, the undersigned, MARVIN POSNER, Substitute Trustee, hereby bargains, sells and conveys unto the said Mortgage Corporation of the South the property above mentioned and now fully described as follows:

Being Lot No. 217 on the Plan of Edgefield Land Company's First Subdivision, to East Nashville, as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee

FHA 483-085667-203b

And the said MARVIN POSNER, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

IN WITNESS WHEREOF, the said MARVIN POSNER, Substitute Trustee, has hereunto set his hand and seal this 26th day of August, 1983.

Marvin Posner, Substitute Trustee

09/07 94.12 - CHECK

5492

STATE OF TENNESSEE

COUNTY OF SHELBY

BOOK 6131 PAGE 952

On this 26th day of August, 1983, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Marvin Posner, to me known to be the person described in and who executed the foregoing instrument 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 first above written.

Margaret Walker

Notary Public Margaret Walker

My commission expires:
July 22, 1987

PROPERTY ADDRESS: 1610 Long Avenue
Nashville, Tennessee 37206

MAIL TAX NOTICES TO: Mortgage Corporation of the South
P.O. Box 10726
Birmingham, Alabama 35202

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 33,655.68 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patti Gervis

Affiant Patti Gervis

Subscribed and sworn to before me this 26th day of August, 1983.

Margaret Walker

Notary Public Margaret Walker

My commission expires:
July 22, 1987

MAIL ENV.

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
Sep 7 | 51 PM '83

IDENTIF. REFERENCE

H.7.1.9.9.8

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6131 PAGE 953

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
			33655.68- CO	
			87.62 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 94.12-	
5492A09/07/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.1 9 8

IDENTIF. REFERENCE

SEP 7 1 51 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 976845