72-2-10758

Tennessee VA

Jimmy A. Mercer, et ux
L & N Loan # 07-41-38985 (2255)
VA Loan # LH 311 733

BOOK 6340 PAGE 417

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 23, 1983, and recorded in Book 6010, Page 698 in the Register's Office of Davidson County, Tennessee, Jimmy A. Mercer and wife, Pearly J. Mercer, 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 6296, Page 760 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 18th day of July, 1984, 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 & Nettleton Company, a corporation whose address is P. O. Box 62921, Virginia Beach, Virginia, 23462 being the highest and best bidder, became the purchaser of said property at and for the sum of Forty-Three Thousand Four Hundred Ninety and No/100 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 & 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 & 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 Lot No. 45 on the plan of E.B. Craig's Subdivision of the Crownover Property of record in Book 894, Pages 640 and 641, Register's Office for said County, to which plan reference is hereby made for a more particular descripton of said property.

RUSH
I 3 7 0 8 0
07/18-119.50- CHECK
29

IDENTIFICATION REFERENCE
JUL 19 2 14 PM '84
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 43,490.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July 19 84

Notary Public My Commission Expires Dec. 8, 1987

MY COMMISSION EXPIRES

BOOK 6340 PG 448

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 & 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:

Recording Fee for Substitution of Trustee	$ 6.00
Publication Expense	174.00
Trustee's Fee	200.00
Credit on Note	43,110.00
	$43,490.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 18th day of July, 1984.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 18th day of July, 1984, 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 instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

My Commission Expires: My Commission Expires Dec. 8, 1987

State Tax	$113.10
Clerk's Fee	$ .50
TOTAL	$113.60

Paid_____

PROPERTY ADDRESS
3618 Baxter Street
Nashville, TN

AGENCY RESPONSIBLE FOR
PAYMENT OF TAXES
The Lomas & Nettleton Company
P. O. Box 62921
Virginia Beach, Virginia 23462

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 6340 PAGE 449

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRBE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

43490.00- CONT.
113.10 COTAX
.50 PRBE
6.00 MDEED
CHECK 119.60-
4729807/16/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.S.7.0.6.0

IDENTIF. REFERENCE

JUL 18 2 14 PM 1984

DAVIDSON COUNTY, TN

No.0053761