108-12A
PHR 41 Ld

Tennessee

Deborah Austin
Shapiro # 39280-3 DBMC

BOOK 6726 PAGE 669

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 7, 1984, and recorded in Book 6321, Page 668 in the Register's Office of Davidson County, Tennessee, Deborah M. Austin, unmarried, conveyed to Donald L. Poleway and D. Gene Merrill, 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 6698, Page 295 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 4th day of December, 1985, 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 Dominion Bank, National Association, a corporation, being the highest and best bidder, became the purchaser of said property at and for the sum of Sixty Thousand One Hundred Fifty-Nine and 11/100 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 Dominion Bank, National Association 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 Dominion Bank, National Association, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 32, Unit 41, Quail Valley, Phase VII, Section 4, as of record in Book 5200, Page 522, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

1987 12/04 12:12- BOOK
58257
IDENTIFICATION REFERENCE
DEC 4 4 06 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$60,159.11

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF December, 19 85

Notary Public

MY COMMISSION EXPIRES My Commission Expires Dec. 8, 1987

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 Dominion Bank, National Association, 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	189.00
Attorney's Fees and Trustee's Fees	350.00
Credit on Note	59,614.11
	$60,159.11

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 4th day of December, 1985.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 4th day of December, 1985, 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 $
Clerk's Fee $
TOTAL $

Paid_____

PROPERTY ADDRESS
Unit 41, Quail Valley
Nashville, TN

AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Law Offices of Gerald Shapiro
Suite 400, 1535 Lake Cook Road
Northbrook, IL 60062

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 6726 PAGE 671

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

60159.11- CASH
156.62 STAX
.50 PRFEE
6.00 MREC
CHECK 163.12-
2967A12/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58257.

IDENTIFICATION REFERENCE

Dec 4 4 06 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 198033