BOOK 6866 PAGE 93543-12

Tennessee VA

I. Clayton
SEMCO Loan # 311446
VA Loan # LH 276 301

Par 38 1a

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 1, 1978, and recorded in Book 5319, Page 992 in the Register's Office of Davidson County, Tennessee, Lesley Taylor et ux Carol Taylor, conveyed to William R. Manning, 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 6814, Page 208 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 23rd day of May, 1986, 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 Southeast Mortgage Company, a corporation whose address is P. O. Box 026058, Miami, Florida, 33102 being the highest and best bidder, became the purchaser of said property at and for the sum of Twenty Thousand Nine Hundred Forty-eight 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 Southeast Mortgage 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 Southeast Mortgage Company, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 36 and the southerly 30 feet of Lot No. 35, Block "B" on the plan of the Revised Plan of Myatt-Eagan Subdivision, of record in Book 1424, page 107, Register's Office for said County.

SAID Lot No. 36 and part of Lot No. 35 fronts together 80 feet on the westerly margin of Eagan Circle and extend back 152 feet, more or less, on the northerly line and 162.2 feet on the southerly line to a dead line in the rear, measuring 80.39 feet thereon.

RECEIVED FOR REFERENCE
MAY 23 3 57 PM '86

0 4 0 1 8

COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 20,948.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF May 19 86

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 Southeast Mortgage 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	204.00
Attorney's Fees	300.00
Credit on Note	20,438.00
	$20,948.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 23rd day of May, 1986.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 23rd day of May, 1986, 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:

State Tax $
Clerk's Fee $
TOTAL $

Paid_____

PROPERTY ADDRESS
139 Eagan Circle
Madison, TN 37115

AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Southeast Mortgage Company
P. O. Box 026058
Miami, Florida 33102

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 6866 PAGE 937

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			20948.00- CANT. 54.34 CSTAX .50 PRFEE 6.00 WDEED CHECK 60.84- .00	

787105/23/86 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0401.8

IDENTIFICATION REFERENCE

MAY 23 3 57 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 251609