Tennessee

George James, Jr.
Meritorn #215475-5
CON #276675

Map 172-2
Par 50 Js

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 21, 1984, and recorded in Book 6469, Page 571 in the Register's Office of Davidson County, Tennessee, George B. James, Jr., single, conveyed to Geroge Mudder, 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,

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WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 7261, Page 225 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 14th day of July, 1987, 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 Beneficial Mutual Savings Bank, a corporation whose address is 105 South 12th Street, Philadelphia, Pennsylvania 19107 being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred Sixty-eight Thousand 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 Beneficial Mutual Savings Bank 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 Beneficial Mutual Savings Bank, 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. 23 on the plan of Section One, Myrtlewood Estates, of record in Book 5200, page 361, Register's Office of said County.

Said Lot No. 23 fronts 127.00 feet on the southerly margin of Myrtlewood Drive and extends back 250.69 feet on the easterly line and 273.06 feet on the westerly line to a dead line in the rear, measuring 134.90 feet thereon.

The property herein conveyed is subject to restrictive covenants of record in Book 5801, page 814, and amended in Book 6007, page 776, said Register's Office, and to the matters set forth in the above reference plan of record.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6469, page 571, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 168,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF July 19 87

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 Beneficial Mutual Savings Bank, 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:

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Recording Appointment of Substitute Trustee	$ 6.00
Publication Expense	219.00
Attorney Fees	300.00
Credit on Note	167,475.00
	$168,000.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 14th day of July, 1987.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 14th day of July, 1987, 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 $

PROPERTY ADDRESS
5657 Myrtlewood Drive
Brentwood, TN 37027

PROPERTY OWNER
and AGENCY RESPONSIBLE FOR
PAYMENT OF TAXES:
Beneficial Mutual Savings Bank
105 South 12th Street
Philadelphia, PA 19107

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

45499

IDENTIFICATION REFERENCE

JUL 14 10 03 AM '87

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

Mc/10

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

168000.00- CAMT.
470.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 476.00-
9566A07/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 103744

4 5 4 9 9

IDENTIFICATION REFERENCE

JUL 14 10 44 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN