53-8-Par 124

BOOK 7305 PAGE 359

Tennessee VA

Alfred L. Stephens, et ux
MCS Loan # 142702
VA Loan # LH 315252

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 25, 1983, and recorded in Book 6031, Page 542 in the Register's Office of Davidson County, Tennessee, Lloyd D. Duncan and Joel E. Crowell, conveyed to Warren H. Wild, Jr., 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 7227, Page 661 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 Mortgage Corporation of the South, a corporation whose address is P. O. Box 10726, Birmingham, Alabama, 35202 being the highest and best bidder, became the purchaser of said property at and for the sum of Sixty-seven Thousand Seven Hundred Nineteen and 59/100 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 Mortgage Corporation of the South 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 Mortgage Corporation of the South, 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:

BEING Lot No. 4 on The Plan of Trailwood Subdivision, Section 1, as of record in Plat Book 5210, Page 351, Register's Office, Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6031, Page 542, Register's Office of Davidson County, Tennessee.

48826

IDENTIFICATION REFERENCE

JUL 24 10 13 AM '87

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

$ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF Jul, 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 Mortgage Corporation of the South, 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	219.00
Attorney's Fee	200.00
Credit on Note	67,294.59
	$67,719.59

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
3205 Elm Hill Pike
Nashville, TN 37412

PROPERTY OWNER
and AGENCY RESPONSIBLE FOR
PAYMENT OF TAXES:
Mortgage Corporation of the South
P. O. Box 10726
Birmingham, AL 35202

Mail to

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 7305 PAGE 361

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
			07/19.50 PAID	
			189.50 CASH	
			.50 CHG	
			6.00 MISC	
			CHECK 182.00	
			3456AD7/24/87 9AL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.8.8 2 6.

IDENTIFIT REFERENCE

JUL 24 10 13 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.107550