MAP 119-1
P-19 Pt 176

Tennessee

SUBSTITUTE TRUSTEE'S DEED BOOK 7363 PAGE

WHEREAS, by Deed of Trust dated November 8, 1973, and recorded in Book 4763, Page 416 in the Register's Office of Davidson County, Tennessee, James E. Zeis and wife, Ila Lois Zeis, conveyed to Herschel Greer, 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 7294, Page 364 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 September, 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 Fred W. Warren, Jr. and wife, wife Margaret S. Warren, whose address is 4432 Dowdy Drive, Antioch, Tennessee, 37013 being the highest and best bidder, became the purchaser of said property at and for the sum of Thirteen Thousand Three Hundred Eighty-eight and No/100 Dollars; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of their bid.

NOW, THEREFORE, in consideration of the premises and the payment by Fred W. Warren, Jr. and wife, Margaret S. Warren 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 Fred W. Warren, Jr. and wife, Margaret S. Warren, their heirs 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. 3 on the Revised Plan of First Mortgage Bond Company's Subdivision of Block "B" Overhill City Subdivision, of record in Book 843, page 28, Register's Office for said County.

SAID Lot No. 3 fronts 45 feet on the southerly margin of Glenrose Avenue and extends back between lines with the westerly margin of Burbank Avenue 128 feet to a dead line measuring 44.7 feet thereon.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 4763, Page 416, Register's Office of Davidson County, Tennessee.

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 Fred W. Warren, Jr. and wife, Margaret S. Warren, their heirs 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.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 18th day of September, 1987.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 18th day of September, 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: Notary Public, State of Tennessee, My Commission Expires Dec. 8, 1987

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
229 Glenrose Avenue
Nashville, TN

PROPERTY OWNER
and AGENCY RESPONSIBLE FOR
PAYMENT OF TAXES:
Fred W. Warren, Jr. and wife,
Margaret S. Warren
4432 Dowdy Drive
Antioch, TN 37013

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

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS
$ 12,395
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 1987
Notary Public
MY COMMISSION EXPIRES

SEP 25 3 59 PM 1987
UNSEC COUNTY, TN

IDENTIFI REFERENCE

6888

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

RECEIVED OF _____

FOR _____

BOOK 7363 PAGE 178

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

13385.00- CAMT
37.52 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 44.02-
.00
6804A09/25/87 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 8 8 8.

IDENTIFICATION REFERENCE

SEP 25 3 59 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20383