Tennessee

Scott M. Nelson
City #770894-7
MGIC #05029735

76-1
Par 121

SUBSTITUTE TRUSTEE'S DEED 1739 03/02 0101 03 CHECK 170.30

WHEREAS, by Deed of Trust dated December 14, 1984, and recorded in Book 6450, Page 155 in the Register's Office of Davidson County, Tennessee, Scott M. Nelson and wife, Pamela S. Nelson, conveyed to Stephen R. Josleyn, 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 7419, Page 580 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 2nd day of March, 1988, 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 City Federal Savings and Loan Association, a corporation whose address is 125 Belmont Drive, Somerset, New Jersey 08873 being the highest and best bidder, became the purchaser of said property at and for the sum of Fifty-eight Thousand Five Hundred 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 City Federal Savings and Loan 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 City Federal Savings and Loan 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. 91-B on the plan of Zone Lot Division Lot 91 Tulip Grove Woods-Phase I of record in Book 6200, page 69, Register's Office for said County, according to a survey by John Kohl & Company, Inc., dated December 12, 1984 being described as follows:

Said Lot No. 91-B fronts 68.15 feet on the northeasterly margin of cul-de-sac at the terminus of Debbie Drive and extends back 196.07 feet on the southeasterly line and 197.25 feet on the northwesterly line to a dead line in the rear, measuring 21.94 feet thereon.

Scott M. Nelson and Pamela S. Nelson obtained title to the above-captioned real estate by deed of record in Book 7011, Page 358, 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
$58,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 1988

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES MAY 18, 1991

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 City Federal Savings and Loan 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 Appointment of Substitute Trustee	$ 6.00
Publication Expense	234.00
Attorney Fees	300.00
Credit on Note	57,960.00
	$58,500.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 2nd day of March, 1988.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 2nd day of March, 1988, 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 MAY 18, 1991

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
91-B Debbie Dr.
Hermitage, TN 37076

PROPERTY OWNER
and AGENCY RESPONSIBLE FOR
PAYMENT OF TAXES:
City Federal Savings and Loan
Association
125 Belmont Drive
Somerset, NJ 00873

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

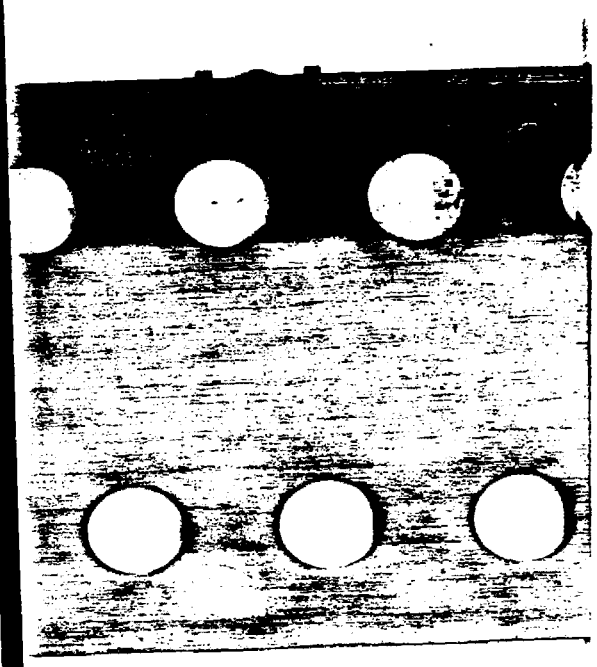
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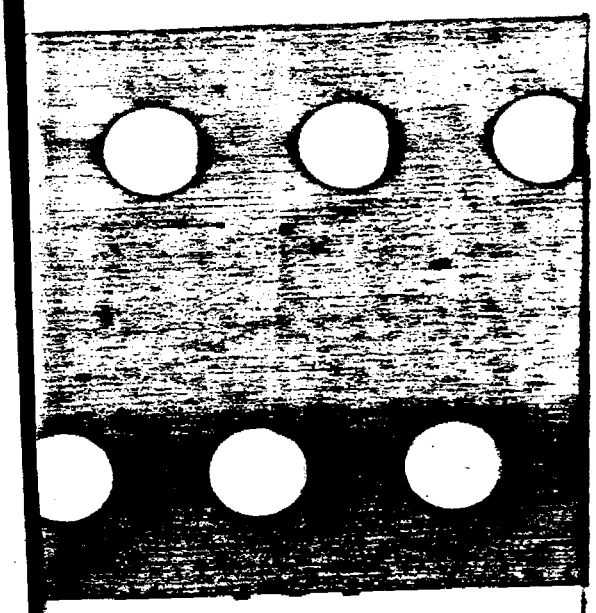
IDENTIFICATION REFERENCE

MAR 2 10 20 AM '88

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN

Mail





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7481 PAGE 346

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 9 1: 4: 4

IDENTIFI REFEREN

MAR 2 10 20 AM 88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

			CAMT	58500.00
			CON TX	163.80
			PRFEE	0.50
			WDEED	6.00
			TOTAL	170.30
			CHECK	170.30
3/02/88	01	10:23	0001	1739

No. 66438