Map 73-13
Par 108 Jo

Tennessee VA

Lolita A. Esaw
FUMC #504-678493
VA #LH 355 341

1740 03/02 0101 03CHECK 168.62

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 30, 1986, and recorded in Book 7031, Page 842 in the Register's Office of Davidson County, Tennessee, George M. Hanson and wife, Donna G. Hanson, conveyed to James A. Abbott, 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 7451, Page 29 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 First Union Mortgage Corporation, a corporation whose address is P.O. Box 18109, Raleigh, North Carolina 27619 being the highest and best bidder, became the purchaser of said property at and for the sum of Fifty-seven Thousand Nine Hundred Twenty-three 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 First Union Mortgage Corporation 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 First Union Mortgage Corporation, 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. 1 on the Plan of Henderson Gardens, Section I, as of record in Book 2900, page 75, Register's Office for said County.

Said Lot No. 1 fronts 101.9 feet on the easterly margin of Rosebank Avenue and runs back between lines measuring 175.5 feet on the northerly side and 203.0 feet on the southerly side to a dead line in the rear on which it measures 131.3 feet.

Lolita A. Esaw obtained title to the above-captioned real estate by deed of record in Book 7310, Page 230, 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
$57,923.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 19 88

Notary Public

MY COMMISSION EXPIRES [illegible] Expires November 2, 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 First Union Mortgage Corporation, 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	200.00
Credit on Note	57,483.00
	$57,923.00

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 November 2, 1991

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
1801 Rose Bank Avenue
Nashville, TN 37216

PROPERTY OWNER
and AGENCY RESPONSIBLE FOR
PAYMENT OF TAXES:
First Union Mortgage Corporation
P.O. Box 18109
Raleigh, NC 27619

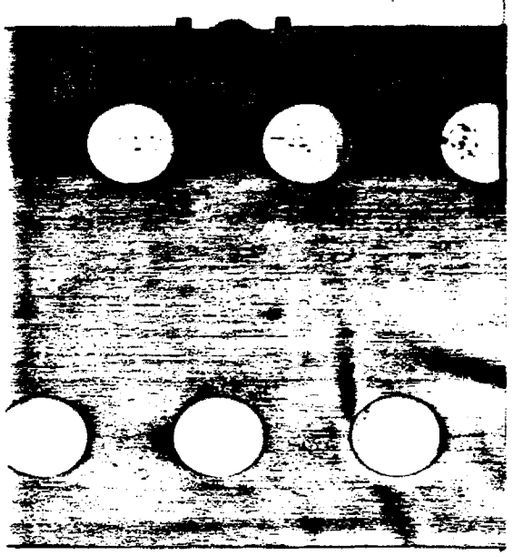
This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

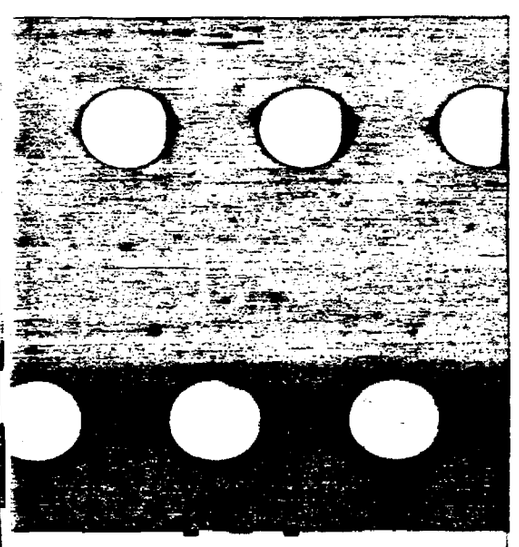
0.9 1.4.5.

IDENTIFICATION REFERENCE

MAR 2 10 20 AM '88

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7481 PAGE 349

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

CAMT 57923.00
CON TX 162.12
~~PRFEE 0.50~~
~~PRFEE 0.50~~
WDEED 6.00
VOID
PRFEE 0.50-
TOTAL 168.62
CHECK 168.62

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/88 01 10:23 0001 1740

09 1:45:

IDENTIFICATION REFERENCE:

MAR 2 10 20 AM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 66439