Tennessee

James Dale
CityFed #770890-4

76-1
Par 96 Jw

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 14, 1984, and recorded in Book 6450, Page 144 in the Register's Office of Davidson County, Tennessee, James C. Dale and wife, Linda D. Dale, conveyed to Stephen R. Joselyn, 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 7567, Page 241 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 26th day of July, 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 Bank, 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-nine 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 City Federal 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 City Federal 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. 91-A 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 Davidson County, Tennessee, according to a survey by John Kohl and Company, Inc. dated December 12, 1984 being described as follows:

Said Lot No. 91-A fronts 54.30 feet on the northeasterly margin of Debbie Drive and extends back 197.25 feet on the southeasterly line and 172.42 feet on the northwesterly line to a dead line in the rear, measuring 48.07 feet thereon.

James C. Dale and Linda D. Dale obtained title to the above-captioned real estate by deed of record in Book 6450, Page 141, 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
$59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 1988

Notary Public

MY COMMISSION EXPIRES My Commission Expires November 2, 1991

BOOK 7609 PAGE 318

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 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:

| | |
|---|---|
| Recording Appointment of Substitute Trustee | $ 6.00 |
| Publication Expense | 234.00 |
| Attorney's Fees and Trustee's Fees | 400.00 |
| Credit on Note | 58,360.00 |
| | $59,000.00 |

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 26th day of July, 1988.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 26th day of July, 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
91-A Debbie Drive
Hermitage, TN 37076

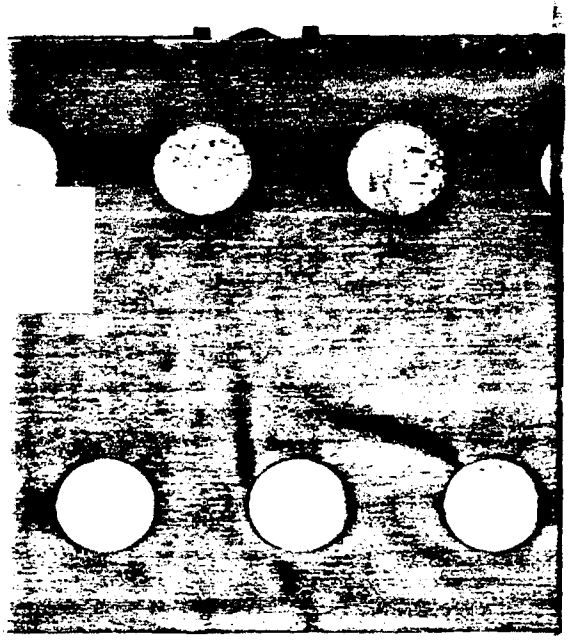
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CityFed Mortgage Company
125 Belmont Drive
Somerset, NJ 08873

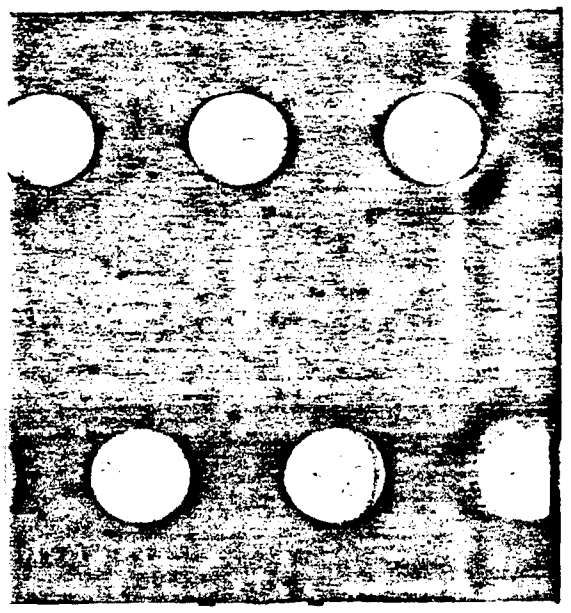
This instrument prepared by
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

FELIX Z. WILSON, REGISTER DAVIDSON COUNTY, TN
Jul 26 10 17 AM '88
0993 07/26 0101 03CHECK
IDENTIFICATION REFERENCE

5 2 6 6 3

201.2





# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7609 PAGE 319

| | | |
|---|---|---|
| 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 59000.00 |
| | | | | CON TX 194.70 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 201.20 |

CHECK 201.20

07/26/88 01 10:18 0001 0993

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52663

IDENTIFI REFERENCE

JUL 26 10 17 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 116757