Map 73-13
Par 140 6h

Tennessee VA

Ann G. Wagner
FWMC #014123-2
VA #LH 290247

BOOK 7669 PAGE 264

SUBSTITUTE TRUSTEE'S DEED 3743 10/04 0101 03CHECK 179-42

WHEREAS, by Deed of Trust dated August 22, 1979, and recorded in Book 5488, Page 663 in the Register's Office of Davidson County, Tennessee, Bobby G. Gammons and Mae F. Gammons, his wife, conveyed to J. G. Palmer, 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 7633, Page 334 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 4th day of October, 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 Wachovia Mortgage Company, a corporation whose address is P.O. Box 3174, Winston-Salem, North Carolina 27102 being the highest and best bidder, became the purchaser of said property at and for the sum of Fifty-two Thousand Three Hundred Eighty-five and 58/100 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 Wachovia Mortgage Company 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 Wachovia Mortgage Company, 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:

Land in Davidson County, Tennessee, being Lot No. 39 on the plan of Mailan Heights, as of record in Book 1835, Page 90, Registers office for said county.

Said Lot No. 39 fronts 72 feet on the easterly side of Rosebank Avenue and extends back 137.4 feet on the northerly line and 175 feet on the southerly line to a broken line in the rear, measuring 87.7 feet thereon.

Ann G. Wagner obtained title to the above-captioned real estate by deed of record in Book 6204, Page 46, 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
$52,385.58

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 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 First Wachovia Mortgage Company, 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	51,945.58
	$52,385.58

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 4th day of October, 1988.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 4th day of October, 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
1517 Rosebank Avenue
Nashville, TN 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

First Wachovia Mortgage Company
P.O. Box 3174
Winston-Salem, NC 27102

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

7333

IDENTIFICATION REFERENCE

Oct 4 1 19 PM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7669 PAGE 266

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 52385.58
CON TX 172.92
PRFEE 0.50
WDEED 6.00
TOTAL 179.42
CHECK 179.42

10/04/88 01 13:23 0001 3743

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3333

IDENTIFICATION REFERENCE

Oct 4 1 19 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140582