 Map 142-9-A Par 19 Jd

Tennessee VA

Steve L. Stewart
Dominion # 028258-2
VA #LH 314 355 TN

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 23, 1983, and recorded in Book 6032, Page 28 in the Register's Office of Davidson County, Tennessee, Joel Thomas Payne and wife, Mary Pat Payne, conveyed to Donald L. Poleway and D. Gene Merrill, 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 7526, Page 914 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 10th day of January, 1989, 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 Dominion Bankshares Mortgage Corporation, a corporation whose address is 11350 Random Hills Road, Fairfax, Virginia 22031 being the highest and best bidder, became the purchaser of said property at and for the sum of Fifty-five thousand eight hundred fifty six and 00/100 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 Dominion Bankshares 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 Dominion Bankshares Mortgage Corporation, 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:

Being a part of the Plan of Doral Country Villa Condominiums, Section 1, as of record in Plat Book 4860, page 96, Register's Office for said County, the part hereby described as follows:

Being Unit No. 108 on said Plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section 1, as of record in Book 5011, page 395, as amended in Book 5015, page 251, said Register's Office.

Steve L. Stewart obtained title to the above-referenced real estate by Deed of Record in Book 6646, Page 540, 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 Dominion Bankshares 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's Fees and Trustee's Fees	200.00
Credit on Note	55,416.00
	$55,856.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 10th day of January, 1989.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 10th day of January, 1989, 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
825 Todd Preis
Nashville, TN 37202

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Domion Bankshares Mortgage Corp.
11350 Random Hills Road
Fairfax, Virginia 22031

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

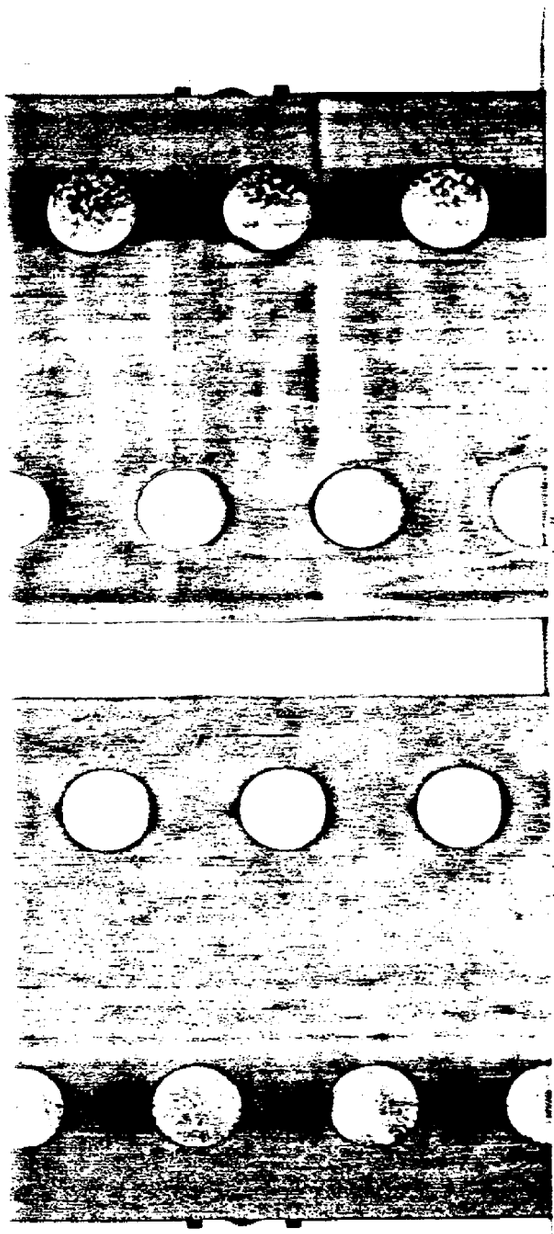
STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 55856.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January 1989
Notary Public
MY COMMISSION EXPIRES MAY 18, 1991
MY COMMISSION EXPIRES

RUSH 0101 03CHECK 190-97

FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN
Jan 10 10 20 AM '89

IDENTIFICATION REFERENCE

00292



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

RECEIVED OF _____

FOR _____

BOOK 7748 PAGE 232

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 55856.00
				CON TX 184.47
				PRFEE 0.50
				WDEED 6.00
				TOTAL 190.97
				CHECK 190.97
			01/10/89 01	10:31 0001 4812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00292

IDENTIFICATION REFERENCE

JAN 10 10 30 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171485