Tennessee VA

John A. Davis
Shearson # 5491339
VA Loan # LH 344 768

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 19, 1986, and recorded in Book 6814, Page 857 in the Register's Office of Davidson County, Tennessee, John A. Davis, unmarried, conveyed to Wayne R. Tate, 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 7663, Page 205 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 Shearson Lehman Hutton Mortgage Corp., a corporation whose address is P. O. Box 1201, San Bernardino, California, 92402 being the highest and best bidder, became the purchaser of said property at and for the sum of Fifty-five Thousand Nine Hundred Ninety-seven 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 Shearson Lehman Hutton Mortgage Corp. 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 Shearson Lehman Hutton Mortgage Corp., its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Joelton, County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being the southerly part of Tract 2 of record in Deed Book 4820, page 173, and also being a part of Lots Nos. 13 and 14 on the Map of Henry Flotos Estates, as of record in Book 421, page 147, said Register's Office, described according to a survey by Ralph Lambert & Sons, Surveyor, dated October 11, 1975, as follows:
BEGINNING at an iron pin in the westerly margin of Grays Point Road, said point located northerly 480.23 feet, more or less, from the north right-of-way of Ridge Hill Road, the same being the southeast corner of Tract 2; thence with the right-of-way of Grays Point Road north 1 deg. 31 min. East 55.25 feet to an iron pin; thence continuing with the right-of-way of said road north 13 deg. 13 min. East 55.0 feet to an iron pin; thence leaving the road north 73 deg. west 118.5 feet to an iron pin in a fence

SSEE

COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 55,997.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF January 1989

Notary Public

MY COMMISSION EXPIRES MY COMMISSION EXPIRES MAY 18, 1991

4893 01/10 0101 03CHECK 191.30

line; thence north 67 deg. 45 min. west 1808.3 feet to an iron pin in the westerly line of Tract 2; thence with the westerly line of Tract 2 South 2 deg. East 151.55 feet to an iron pin, the same being the southwest corner of Tract 2; thence with the southerly line of Tract 2 south 69 deg. 10 min. East 1902.62 feet to the point of beginning.

A. Davis obtained title to the above-captioned real estate by deed of record in Book 7568, Page 90, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

BOOK 7748 PAGE 295

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 Shearson Lehman Hutton Mortgage Corp., 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 Fee for Substitution of Trustee	$ 6.00
Publication Expense	234.00
Attorney's Fees and Trustee's Fees	200.00
Credit on Note	55,557.00
	~~$55,997.00~~

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
4702 Grays Point Rd
Joelton TN 37080

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Shearson Lehman Hutton Mortgage Corp.
P. O. Box 1201
San Bernardino, CA 92402

Mortgagee: None
This instrument prepared by:
~~Arnold M. Weiss~~
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

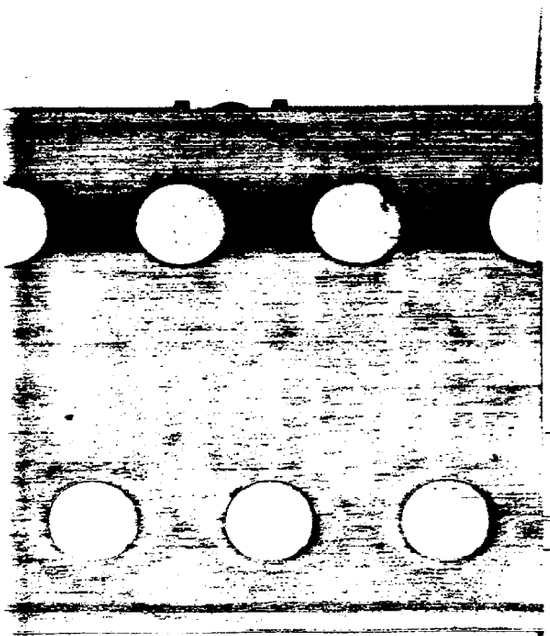
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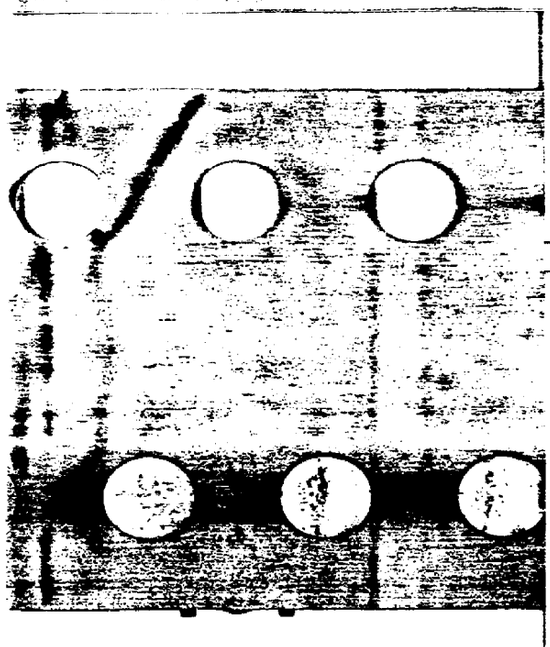
IDENTIFICATION REFERENCE

JAN 10 11 25 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

00322





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

RECEIVED OF _____

FOR _____

BOOK 7748 PAGE 296

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 55997.00
				CON TX 184.80
				PRFEE 0.50
				WDEED 6.00
				TOTAL 191.30
				CHECK 191.30
01/10/89	01			11:26 0001 4893

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00322

IDENTIFICATION REFERENCE

JAN 10 11 25 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 171536