Tennessee VA

James E. Jones
MLA# 13999-8
VA #LH 368 176

93-16
Par 334

SUBSTITUTE TRUSTEE'S DEED

BOOK 7762 PAGE 391

WHEREAS, by Deed of Trust dated November 3, 1987, and recorded in Book 7399, Page 738 in the Register's Office of Davidson County, Tennessee, James E. Jones, unmarried, conveyed to Tim N. Taylor, 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 7730, Page 336 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 31st 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 MLA, Inc., a corporation whose address is P.O. Box 441970, Detroit, Michigan 48244-1970 being the highest and best bidder, became the purchaser of said property at and for the sum of Twenty-seven Thousand Six Hundred Forty-Five 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 MLA, Inc. 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 MLA, Inc., 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 the northerly 106 feet of Lot No. 1 on the plan of Bransford Realty Co.'s Resubdivision of Part of Weakley and Warren's Resubdivision of Block D, Hermitage Addition, of record in Book 421, Page 58, Register's Office for said County.

Said property fronts 33 feet on the southerly margin of Fain Street and extends back between parallel lines 106 feet.

James E. Jones obtained title to the above-referenced real estate by Deed of Record in Book 7399, Page 734, Register's Office of Davidson County, Tennessee.

05494

IDENTIFICATION REFERENCE

Jan 31 3 42 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,645.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 89

Notary Public

MY COMMISSION EXPIRES COMMISSION EXPIRES JUNE 16, 1990

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 MLA, Inc., 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	247.50
Attorney's Fees and Trustee's Fees	500.00
Credit on Note	26,891.50
	$27,645.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 31st day of January, 1989.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 31st 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: COMMISSION EXPIRES JUNE 16, 1990

NOTARY PUBLIC SHELBY JANET ANN

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
127 Fain Street
Nashville, TN 37210

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

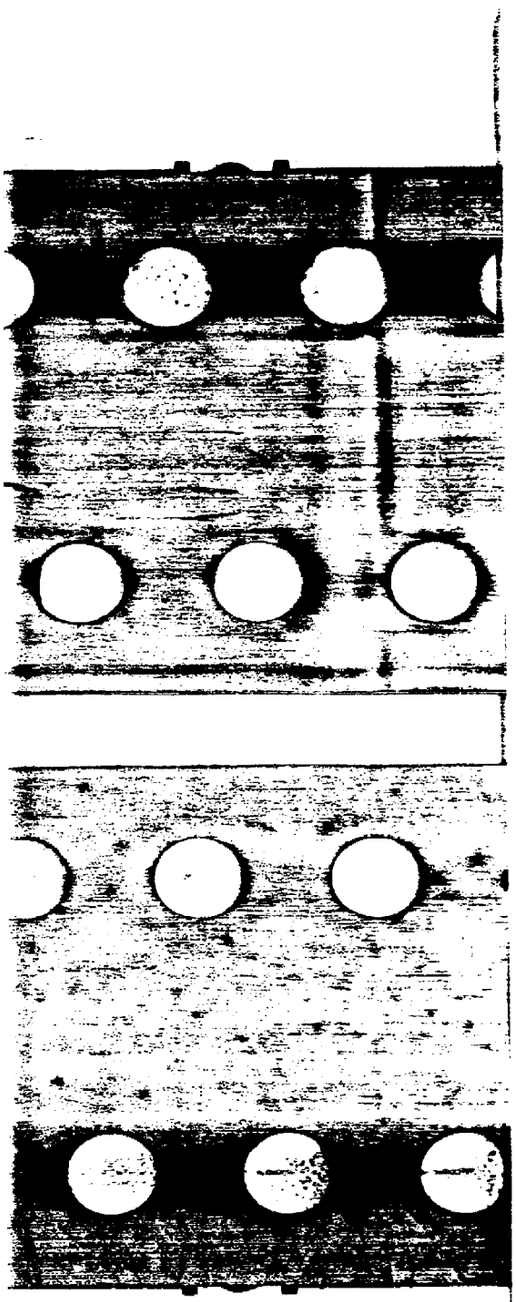
MLA, Inc.
P.O. Box 441970
Detroit, MI 48244-1970

Mortgagee: None

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

Mail to

0989 01/31 0101 03CHECK 97.50



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

RECEIVED OF _____

FOR _____

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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 27645.00
CON TX 91.08
PRFEE 0.50
MTGFEE 6.00
TOTAL 97.58
CHECK 97.58

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/31/89 01 15:46 0001 0989

0 5 4 9 4

IDENTIFICATION REFERENCE

JAN 31 3 42 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177582