Map 94-1
Par 55

Tennessee VA

William R. Cummings, III
Suntrust # 307238
VA #LH 361 936 TN

SUBSTITUTE TRUSTEE'S DEED

BOOK 7762 PAGE 394

WHEREAS, by Deed of Trust dated April 23, 1987, and recorded in Book 7213, Page 452 in the Register's Office of Davidson County, Tennessee, William R. Cummings, III, a single person, conveyed to Edward C. Seddon, 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 7724, Page 599 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 SunTrust Mortgage, Inc., a corporation whose address is P.O. Box 100100, Atlanta, GA 30348 being the highest and best bidder, became the purchaser of said property at and for the sum of Thirty-five Thousand Five Hundred Ninety-eight 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 SunTrust Mortgage, 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 SunTrust Mortgage, 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:

Being Lot No. 39 on the Plan of Payne, Blakemore and Cummings Addition, of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

William R. Cummings, III obtained title to the above-referenced real estate by Deed of Record in Book 7213, Page 447, Register's Office of Davidson County, Tennessee.

05495

IDENTIFICATION

Jun 31 3 43 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0990 01/31 0101 03CHECK 123.98

COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 35,598.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 1989

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 SunTrust Mortgage, 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	200.00
Credit on Note	35,144.50
	$35,598.00

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 CO.

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
610 South 12th Street
Nashville, TN 37206

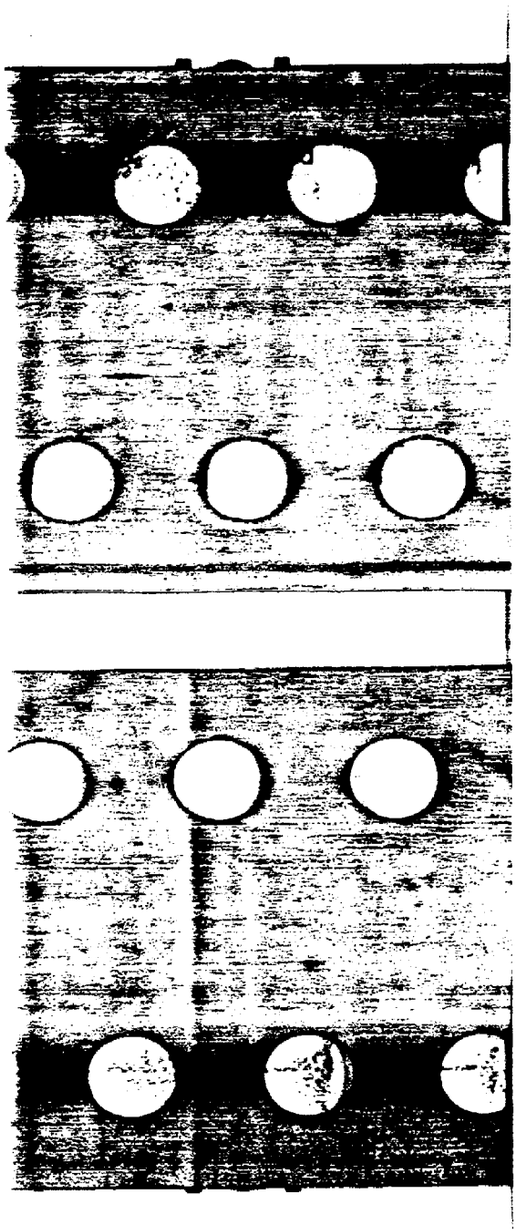
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

SunTrust Mortgage, Inc.
P.O. Box 100100
Atlanta, GA 30348

Mortgagee: None

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

Mail to



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

RECEIVED OF _____

FOR _____

BOOK 7762 PAGE 396

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	35598.00
CON TX	117.48
PRFEE	0.50
WDEED	6.00
TOTAL	123.98
CHECK	123.98

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/31/89 01 15:46 0001 0990

05495

IDENTIFICATION REFERENCE

JAN 31 3 49 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177583