Map 75-11
Par 76 Is

Tennessee VA

Joseph Murphy
FWMC #250038-8
VA #LH 313 543

BOOK 7762 PAGE 397

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 9, 1983, and recorded in Book 6005, Page 787 in the Register's Office of Davidson County, Tennessee, Joseph E. Murphy and wife Sherrie O. Murphy, 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 7725, Page 882 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 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 Seventy-one Thousand Six Hundred Sixty 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 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 Hermitage, County of Davidson, State of Tennessee, to-wit:

BEING Lot No. 395 on the Plan of Highlands of Tulip Grove, Section 3, of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee.

Said Lot No. 395 fronts 80.00 feet on the easterly side of Mercer Drive and runs back 168.16 feet on the northerly side and 173.39 feet on the southerly side to a line in the rear which measures 85.32 feet.

Joseph E. Murphy and wife Sherrie O. Murphy obtained title to the above-referenced real estate by Deed of Record in Book 6005, Page 784, Register's Office of Davidson County, Tennessee.

05496

IDENTIFICATION REFERENCE

Jan 31 3 43 PM '89

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

0991 01/31/89 0101 03CHECK 243.11

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$71,665.00

Affiant

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

Notary Public

MY 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 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	247.50
Attorney's Fees and Trustee's Fees	200.00
Credit on Note	71,211.50
	$71,665.00

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

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
629 Mercer Drive
Hermitage, TN 37076

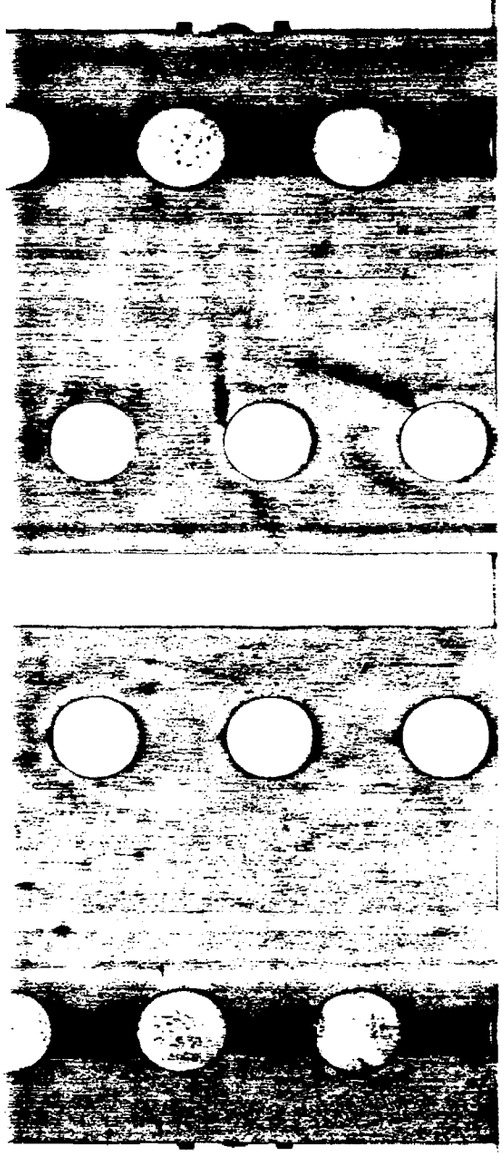
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

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

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 399

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 71665.00
CON TX 236.61
PRFEE 0.50
MDEED 6.00
TOTAL 243.11
CHECK 243.11

01/31/89 01 15:47 0001 0991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05496

IDENTIFICATION REFERENCE

JAN 31 3 43 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177534