Tennessee CON

John R. Hill
City # 770923-4
MGIC #04008703

Map 134-13
Par 34 Jo

SUBSTITUTE TRUSTEE'S DEED BOOK 7798 PAGE 596

WHEREAS, by Deed of Trust dated November 30, 1984, and recorded in Book 6438, Page 699 in the Register's Office of Davidson County, Tennessee, John R. Hill, Jr., an unmarried person, conveyed to Stephen R. Josleyn, 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 7771, Page 105 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 22nd day of March, 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 Atlantic Financial Federal, a corporation whose address is P.O. Box 6795, Somerset, New Jersey 08875-6795 being the highest and best bidder, became the purchaser of said property at and for the sum of Seventy-five Thousand Five Hundred 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 Atlantic Financial Federal 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 Atlantic Financial Federal, 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. 99 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, Page 34, 35 and 36, Register's Office for said County.

Said Lot No. 99 fronts 64.4 feet on the westerly side of Jeffery Drive and extends back 132.2 feet on the northerly line and 104.7 feet on the southerly line to a dead line, measuring 75.5 feet thereon.

Ronald E Durham, Etux

. . . . . obtained title to the above-referenced real estate by Deed of Record in Book 7090, Page 11, Register's Office of Davidson County, Tennessee.

18470

TITLE REFERENCE

MAR 22 10 20 AM '89

CZ WILSON ET REGISTER
DAVIDSON COUNTY, TN

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 Atlantic Financial Federal, 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	74,246.50
	$75,500.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 22nd day of March, 1989.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 22nd day of March, 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

3056 03/22 0101 USCHECK 255.65

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
4813 Jeffery Drive
Nashville, TN 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

City Federal Savings Bank
P.O. Box 6795
Somerset, NJ 08875-6795

Mortgagee: None

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

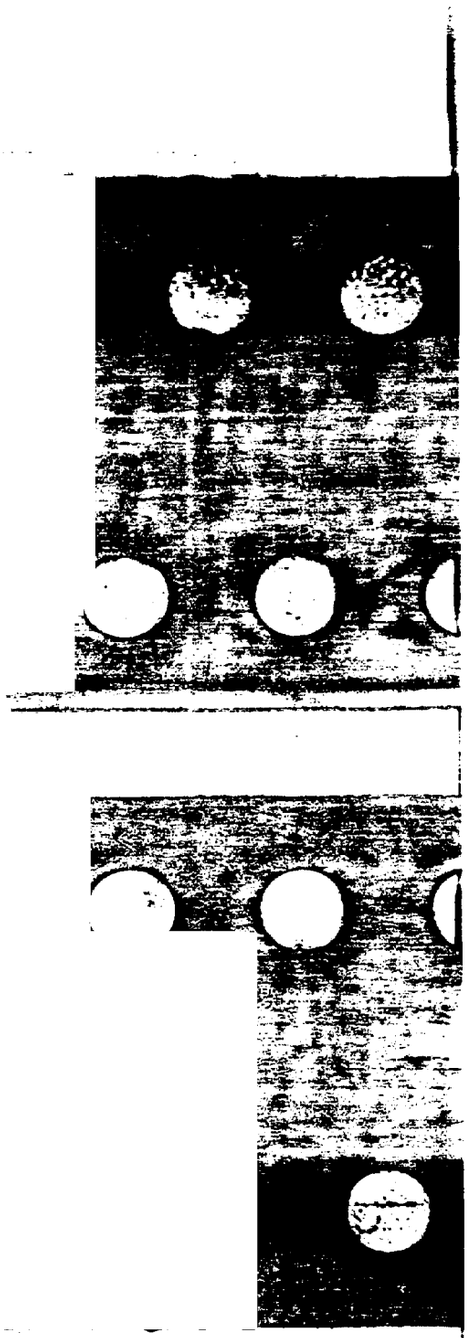
STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 75,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 1989

Notary Public COMMISSION EXPIRES JUNE 16, 1990

MY COMMISSION EXPIRES



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7798 PAGE 598

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	75500.00
CON TX	249.15
PRFEE	0.50
WDEED	6.00
TOTAL	255.65
CHECK	255.65

03/22/89 01 10:23 0001 8056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18470

IDENTIFICATION REFERENCE

Mar 22 10 20 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 192561