Map 149-2-A

Tennessee VA

Terry E. Johnson, et ux Par 78 Js
CC # 282848
VA Loan # LH 341 658

SUBSTITUTE TRUSTEE'S DEED BOOK 7798 PAGE 602

WHEREAS, by Deed of Trust dated February 18, 1986, and recorded in Book 6786, Page 946 in the Register's Office of Davidson County, Tennessee, Terry E. Johnson and wife, Mary Shaun Johnson, 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 7755, Page 943 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 Commonwealth Mortgage Company of America, L.P., a corporation whose address is P. O. Box 4329, Houston, Texas, 77210-4329 being the highest and best bidder, became the purchaser of said property at and for the sum of Seventy-six Thousand Eight Hundred Fifty-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 Commonwealth Mortgage Company of America, L.P. 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 Commonwealth Mortgage Company of America, L.P., its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 108 on the Plan of Piccadilly Square, Phase 1, as of record in Book 5200, pages 720, 721, and 722, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Terry E. Johnson and wife, Mary Shaun Johnson obtained title the above-described real estate by deed of record in Book 6786, Page 943, Register's Office of Davidson County, Tennessee.

18472

IDENTIFICATION REFERENCE
MAR 22 10 23 AM '89
TRUDY WILSON REGISTER
DAVIDSON COUNTY, TN

COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 76,858.00

Affiant

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

Notary Public COMMISSION EXPIRES JUNE 16 1990

MY COMMISSION EXPIRES

BOOK 7798 PAGE 603

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 Commonwealth Mortgage Company of America, L.P., 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	247.50
Attorney's Fees and Trustee's Fees	300.00
Credit on Note	76,304.50
	$76,858.00

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

89 MAR 22 PM 3:22 260.27

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

NOTARY PUBLIC ANN KENDRICK

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
808 Bayswater
Antioch, TN

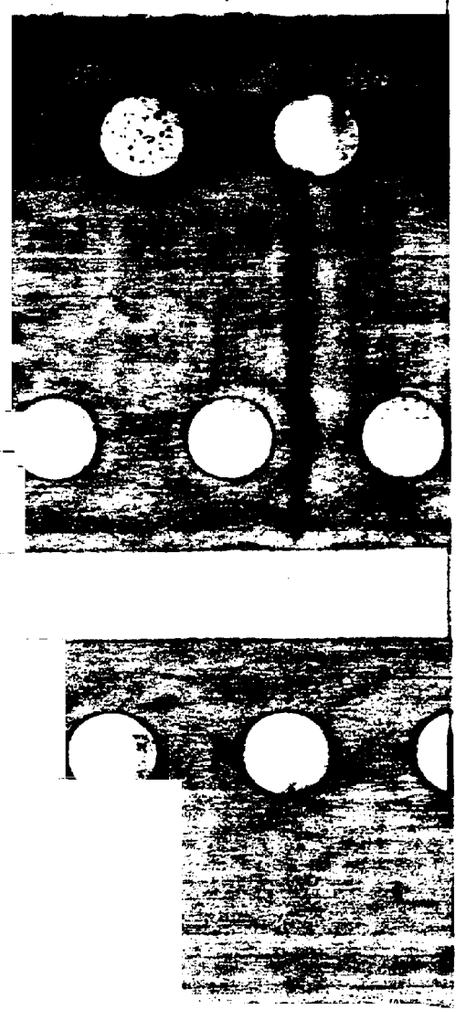
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Commonwealth Mortgage Company of America, L.P.
P. O. Box 4329
Houston, TX 77210-4329

Mortgagee: None

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

Mail



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7798 PAGE 604

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 76858.00
CON TX 253.77
PRFEE 0.50
MDEED 6.00
TOTAL 260.27
CHECK 260.27

03/22/99 01 10:25 0001 8058

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18472

IDENTIFICATION REFERENCE

MAR 22 10 23 AM '99

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 192563