82-16 Tax 433

Tennessee

John Kelley
Chris Donald
City #771257-0

BOOK 7849 PAGE 183

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 28, 1985, and recorded in Book 6599, Page 575 in the Register's Office of Davidson County, Tennessee, John Kelley an unmarried person and Chris Donald 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 7815, Page 32 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 25th day of May, 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 City Federal Savings Bank, a corporation whose address is P.O. Box 6795, Somerset, NJ 08875-6795 being the highest and best bidder, became the purchaser of said property at and for the sum of Eighty-nine 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 City Federal Savings Bank 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 city Federal Savings Bank, its successors and assigns in fee simple forever, the property above mentioned and now further described as being, County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1-B on the plan of Zone Lot Division Lot No. 1 Aeby Subdivision, of record in Book 6200, page 168 and amended in Book 6200, page 250, both in Register's Office for said County.

SAID Lot No. 1-B fronts 31.66 feet on the northwesterly margin of Russell Street and extends back between parallel lines 170.00 feet to an alley.

John Kelley and Chris Donald obtained title to the above captioned real estate by Deed of Record in Book 7298, Page 640, Register's Office of Davidson County, Tennessee.

35859

MAY 25 10 43 AM '89

9654 05/25 0101 03CHECK 301.85

COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 89,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 1989
Notary Public
MY COMMISSION EXPIRES MY COMMISSION EXPIRES MAY 18, 1991

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 City Federal Savings Bank, 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	88,746.50
	$89,500.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 25th day of May, 1989.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 25th day of May, 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: MY COMMISSION EXPIRES MAY 18, 1991

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
909-B Russell Street
Nashville, TN 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

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

Mortgagee: None

Mail to

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



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7849 PAGE 185

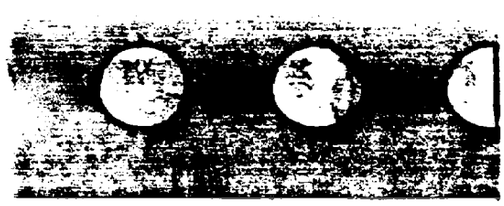
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	89500.00
CON TX	295.35
PRFEE	0.50
WDEED	6.00
TOTAL	301.85
CHECK	301.85

05/25/89 01 10:42 0001 9654

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



35859

IDENTIFICATION

MAY 25 10 43 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

No. 213030