Map 147-16-A
Par 30 Js

SUBSTITUTE TRUSTEE'S DEED

BOOK 7931 PAGE 761

WHEREAS, under date of December 27, 1985 Claude L. Heffington and wife, Joyce H. Heffington, executed a certain Deed of Trust to Singleton Mortgage Corporation recorded in Book 6752, Page 26, Register's Office for Davidson County, Tennessee; subsequent thereto Assignment of Deed of Trust by Singleton Mortgage Corporation to Citizens Fidelity Mortgage Company, now Citizens Fidelity Bank & Trust Company d/b/a PNC Mortgage Servicing Company, of record in Book 6769, Page 508, said Register's Office, and having been made and obligations thereunder having been assumed by C. M. Francescon and wife, Terri M. Francescon, under Warranty Deed of record in Book 7424, Page 812, said Register's Office; all given to secure the said indebtedness and the liabilities and obligations therein described;

WHEREAS, default was made in the payment of the debt and obligation secured by said Deed of Trust and the undersigned, as Substitute Trustee, was requested by Citizens Fidelity Bank & Trust, d/b/a PNC Mortgage Servicing Corporation, the owner and holder of the debt, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof;

WHEREAS, the undersigned, as Substitute Trustee, did in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement of sale having been published in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of August 4, 11, and 18, 1989, of said newspaper, said sale having been advertised for Friday, August 25, 1989, commencing at 12:30 p.m. C.D.T. at the Main (South) door of the Davidson County Courthouse, in Nashville, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, said sale was made subject to prior liens and encumbrances of record, including liens of real estate taxes, and any applicable restrictions, building lines, and easements; and

WHEREAS, the highest and best bid for said property was then and there made by Citizens Fidelity Bank & Trust, d/b/a PNC Mortgage Servicing Company, to-wit: a bid of Fifty-One Thousand Three Hundred Eighty-Eight and no/100 Dollars ($51,388.00), for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, William N. Hulsey III, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey unto the said Citizens Fidelity Bank & Trust, d/b/a PNC Mortgage Servicing Company, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, Being Unit No. 30, a Planned Unit Development, located on McMurray Drive, Nashville, Tennessee, as shown on the Plan of record in Book 6250, page 230, and amended in Book 6606, page 144, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to C. M. Francescon and wife, Terri M. Francescon, by deed from Claude L. Heffington and wife, Joyce H. Heffington, of record in Book 7424, Page 812, Register's Office for Davidson County, Tennessee.

This is improved property located at 130 McMurray Circle #30, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD, unto the said Citizens Fidelity Bank & Trust, d/b/a PNC Mortgage Servicing Company, its successors and assigns, in fee simple, forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good except for prior liens of record, including those described hereinabove, and including any prior liens for taxes, and any applicable restrictions, building lines and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above-described Deed of Trust, and not further or otherwise.

IN WITNESS WHEREOF, the said William N. Hulsey, III as Substitute Trustee, has hereunto set his hand this 5th day of September, 1989.

By: William N. Hulsey, III
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Catherine H. Barksdale, a Notary Public in and for said State and County duly commissioned and qualified, William N. Hulsey III, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of September, 1989.

Catherine H. Barksdale
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

My Commission Expires July 24, 1993

PROPERTY OWNER: Citizens Fidelity Bank & Trust Company d/b/a PNC Mortgage Servicing Company

PROPERTY ADDRESS: 130 McMurray Circle #30, Nashville, Tennessee 37211.

MAIL TAX BILLS TO: Citizens Fidelity Bank & Trust Company d/b/a PNC Mortgage Servicing Company
Louisville, Kentucky 40296

THIS INSTRUMENT PREPARED BY:

HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
Suite 600
Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 256-0815

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration of this transfer or value of the property transferred, whichever is greater is Fifty-One Thousand Three Hundred Eight-Eight and no/100 Dollars ($51,388.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Vicki R. Slinty
Affiant

SUBSCRIBED AND SWORN to before me this 5th day of [illegible], 1989.

Catherine H. [illegible]
Notary Public

CATHERINE H. BAKER NOTARY PUBLIC STATE AT LARGE

My Commission Expires:

My Commission Expires July 24, 1993

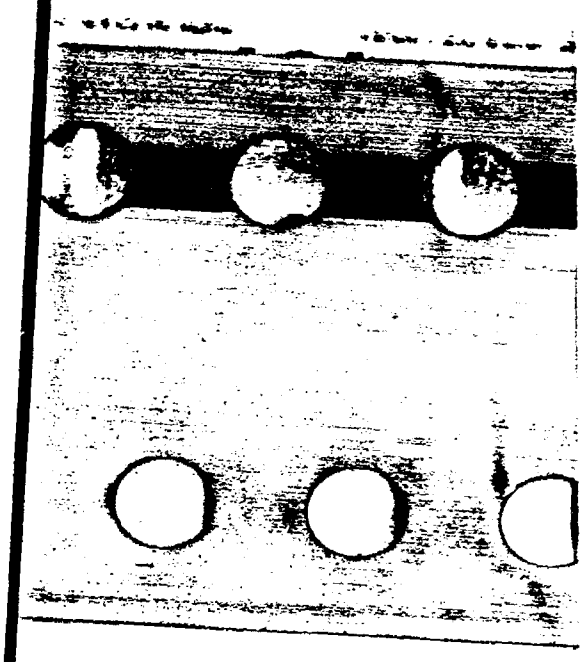
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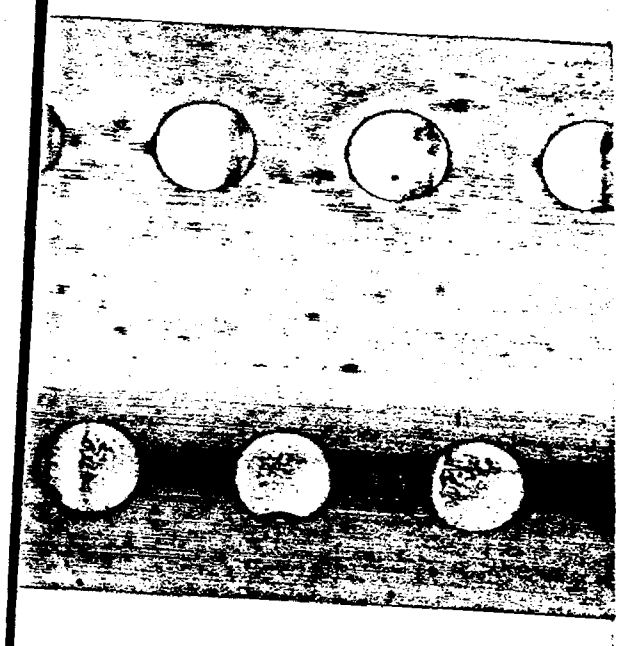
IDENTIFI REFERENCE

SEP 6 10 04 AM '89

DAVIDSON COUNTY, TN

1947 06/06 0101 03CHECK 179.62





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7931 PAGE 764

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 51388.00
CON TX 169.62
PRFEE 1.00
WDEED 9.00
TOTAL 179.62
CHECK 179.62

09/06/89 01 10:05 0001 1947

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63821

IDENTIFICATION REFERENCE

SEP 6 10 04 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 245970