Mail

This instrument prepared by:
William P. Dougan, Attorney at Law
401 Davidson Road, Nashville, TN 37205

Map/ Parcel No. 108-12/ 137

Field Bk. 03D-91477

This is improved property at:

1437 Quail Run
Nashville, TN 37214

SEND TAX BILLS TO:

COMMERCIAL FEDERAL MORTGAGE CO.
2120 South 72nd Street, Suite 400
Omaha, NE 68124

OWNER: JAMES L. LEWIS and MARTHA B. LEWIS

MTG. CO. COMMERCIAL FEDERAL MTG. # 923341-4

VA/FHA# 483-1251520-703/ Benefact J-25229

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer, is $76,914.00.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 8th day of March, 1990.

K. D. Borgeld
Notary Public

My Commission Expires: Nov. 21, 1992

SUCCESSOR TRUSTEE'S DEED

BOOK 8062 PAGE 243

Whereas, JAMES L. LEWIS and MARTHA B. LEWIS, husband and wife, executed a deed of trust on the 24th day of November, 1986, which was recorded in Trust Deed Book 7053, Page 45, Register's Office of Davidson County, Tennessee, conveying to William D. Castleman, Trustee(s), the hereinafter described property to secure payment to CFS Mortgage Corporation, a promissory note fully described in said deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and COMMERCIAL FEDERAL MORTGAGE, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 7962, Page 432, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, William P. Dougan, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on March 2, 1990 at the front door of the Court House in Davidson County, Tennessee, at 12:00 P.M., the said William P. Dougan, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust; when COMMERCIAL FEDERAL MORTGAGE, being the highest and best bidder,

became the purchaser at the price of $ 76,914.00 , and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan , do hereby sell, transfer and convey as Substitute Trustee, unto the said COMMERCIAL FEDERAL MORTGAGE , its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson , State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

DAVIDSON COUNTY TENN.
MAR 12 6 48 AM '90
IDENTIF. REFERENCE
09897

A tract or parcel of land in the Third Civil District of Davidson County, Tennessee, being Lot No. 11 on the Plan of Trailwood Subdivision, Section 2, as of record in Book 6050, Page 148, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

BEING the same property conveyed to James L. Lewis and wife, Martha B. Lewis, by deed of record in Book 7053, Page 42, Register's Office for Davidson County, Tennessee.

1340 03/12 0101 03CHECK 260.77

TO HAVE AND TO HOLD THE same unto the said COMMERCIAL FEDERAL MORTGAGE , its successors and assigns, forever

William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, William P. Dougan , Substitute Trustee, has hereunto set his hand on this 8th day of March, 1990.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

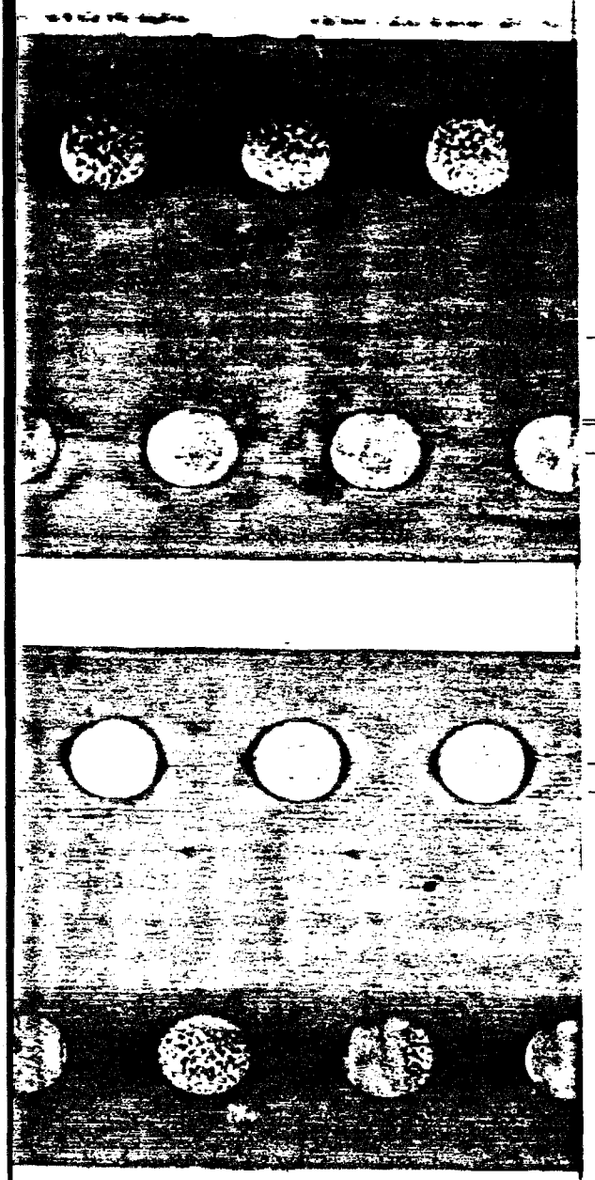
On this 8th day of March , 1990 , before me personally appeared William P. Dougan , Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

MY COMMISSION Expires:

Nov. 21, 1992

K. D. Bogert
Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8062 PAGE 245

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 76914.00
CON TX 253.77
PRFEE 1.00
WDEED 6.00
TOTAL 260.77
CHECK 260.77

03/12/90 01 09:50 0001 1340

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

099897

IDENTIF. REFERENCE

MAR 12 9 48 AM '90

DAVIDSON COUNTY TN.

No. 299821