Map 91-12
149

Tennessee BOOK 8131 PAGE 84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 3, 1976, and recorded in Book 5067, Page 146 in the Register's Office of Davidson County, Tennessee, William O. Bess et ux Myrtle N. Bess, conveyed to Phillip E. Hill and Edward Seddon, 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 8057, Page 490 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 18th day of April, 1990, 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 James R. Hunter, whose address is P. O. Box 90025, Nashville, Tennessee, 37209 being the highest and best bidder, became the purchaser of said property at and for the sum of Twenty Thousand and No/100 Dollars; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by James R. Hunter 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 James R. Hunter, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

BEING the easterly 10' of Lot No. 215, and all of Lots 213 and 211, Block 26, No. 1 Plan of West Nashville as of record in Book 57, Page 74 & 75, Register's Office Davidson County, Tennessee, more described, to wit:

SAID Lot fronts 60 feet on the northerly margin of Delaware Avenue and extends back between parallel line measuring 150 feet to a dead line in the rear which is the southerly margin of a 25 foot alley measuring 60 feet thereon.

Estate of William O. Bess and Myrtle M. Bess obtained title to the above-captioned real estate by Deed of Record in Book 5067, Page 144, Register's Office of Davidson County, Tennessee.

3387.7

IDENTIFICATION REFERENCE

Jun 14 9 03 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

0337 06/14 0101 03CHECK 73.00

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 20,000.00
James R. Hunter
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 19 90
Notary Public
MY COMMISSION EXPIRES My Commission Expires Nov. 27, 1993

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 James R. Hunter, his heirs 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.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 18th day of April, 1990.

Arnold M. Weiss
ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 18th day of April, 1990, 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.

Kathy S Ruff
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 13, 1993

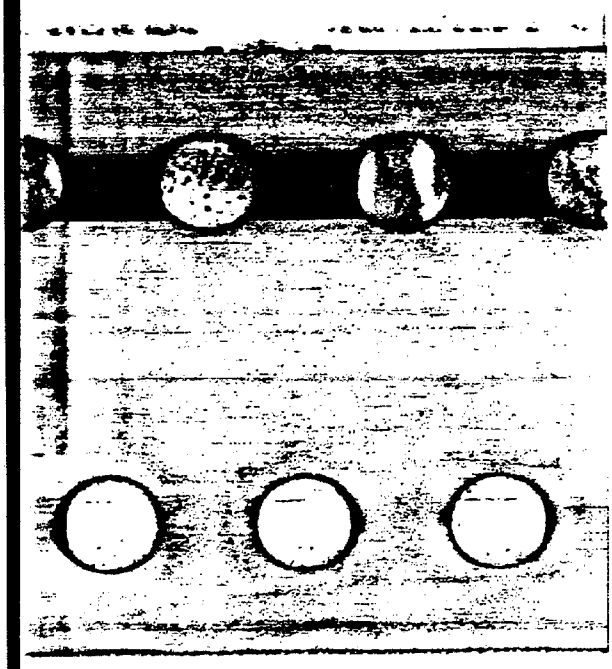
State Tax $
Clerk's Fee $
TOTAL $

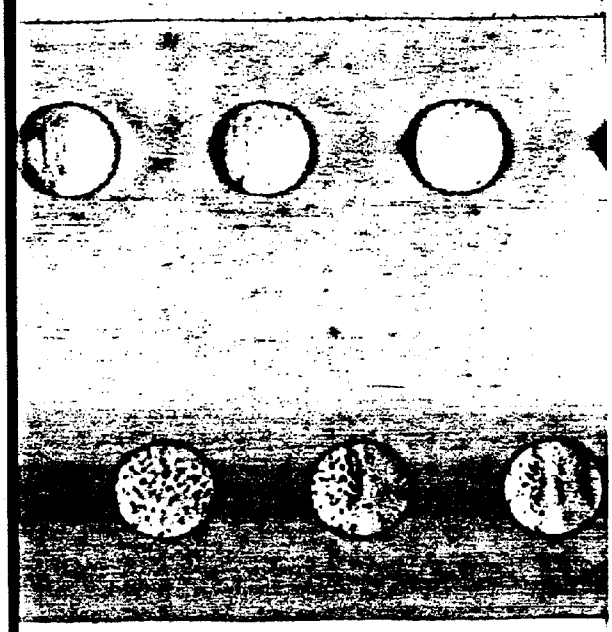
PROPERTY ADDRESS
4310 Delaware Aveneu
Nashville, TN

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

James R. Hunter
P. O. Box 90025
Nashville, TN 37209

Mortgagee: None
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 8131 PAGE 86

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	20000.00
CON TX	66.00
PRFEE	1.00
WDEED	6.00
TOTAL	73.00
CHECK	73.00

06/14/90 01 09:03 0001 0337

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE 33877.

JUN 14 9 03 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 327987