Tennessee

Tommy Thomas, et ux
Leader #541808

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 30, 1986, and recorded in Book 6876, Page 624 in the Register's Office of Davidson County, Tennessee, Tommy J. Thomas and wife, Bernice C. Thomas, conveyed to W. Richard Husband, 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 8105, Page 474 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 27th day of June, 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 The Leader Mortgage Co., a corporation whose address is SunAmerica Building, 1015 Euclid Avenue, Room 650, Cleveland, Ohio 44115 being the highest and best bidder, became the purchaser of said property at and for the sum of One hundred nine thousand and 00/100 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 The Leader Mortgage Co. 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 The Leader Mortgage Co., its successors 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 Lot No. 23 on the Plan of Subdivision of Tracts 8, 9, and 10 of Nashboro Village as of record in Plat Book 5200, Page 186-189 inclusive, Register's Office for said County, to which plan reference is made for a more complete description.

Tommy J. Thomas and Bernice C. Thomas obtained title to the above-captioned real estate by Deed of Record in Book 6876, Page 621, Register's Office of Davidson County, Tennessee.

38336

Jul 2 12 09 PM '90

366.70

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 The Leader Mortgage Co., 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 | 261.00 |
| Attorney's Fees and Trustee's Fees | 500.00 |
| Credit on Note | 108,233.00 |
| | $109,000.00 |

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 27th day of June, 1990.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 27th day of June, 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.

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 13, 1993

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
1029 Flintlock Court
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 1990

Notary Public

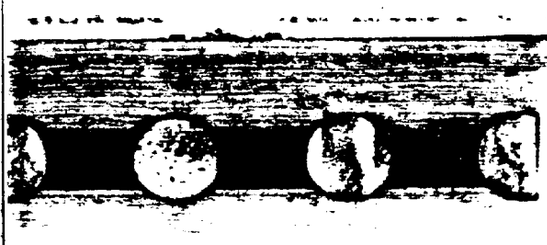
MY COMMISSION EXPIRES My Commission Expires July 13, 1993

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

The Leader Mortgage Co.
SunAmerica Building
1015 Euclid Ave., Rm 650
Cleveland, Ohio 44115

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 8143 PAGE 457

| | | |
|---|---|---|
| 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 109000.00
CON TX 359.70
PRFEE 1.00
MTEED 6.00
TOTAL 366.70
CHECK 366.70

07/02/90 01 12:11 0001 6439

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

383336

IDENTIFICATION

JUL 2 12 09 PM '90

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

No. 333338