pd 55

THIS INSTRUMENT PREPARED BY:
LAW OFFICES OF SHAPIRO & KIRSCH
P.O. BOX 241155
MEMPHIS, TN 38124-1155

NAME: Dorothy Wilkes
S&K#: 89-0663
LOAN#: 642547

BOOK 8162 PAGE 503

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 5, 1972, recorded in Book 4599, Page 920, in the Register's Office of Davidson County, Tennessee, Dorothy Wilkes, conveyed to P. E. Davis, Trustee, 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 8098, Page 217, in the Register's Office of Davidson County, Tennessee; 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 sale Deed of Trust by which advertisement the sale was appointed to be held on Wednesday, July 18, 1990, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 time the said property was struck off and sold to USA Financial Services, Inc., a Tennessee Corporation, whose address is P.O. Box 23030, Nashville, TN 37202, at and for the sum of $27,500.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, 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 USA Financial Services, Inc., a Tennessee Corporation, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said USA Financial Services, Inc., a Tennessee Corporation, 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:

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of the Resubdivision of a Part of Lot No. 15, J. W. Loves Subd. of the Massengale tract, of record in Book 547, page 4, said resubdivision being of record in Book 4300, page 116, all in the Register's Office for said County.

SAID Lot No. 3, which is a corner lot, fronts 74.90 feet on the easterly margin of North 9th Street and fronts 107.59 feet on the northerly margin of Cleveland Street, said frontages being joined by a curve having a length of 28.38 feet, and extends back 92.30 feet on the easterly line and 126.77 feet on the northerly line to a point of intersection.

45085

IDENTIFICATION REFERENCE

Jul 30 10 17 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

4540 07/30 0101 03CHECK 97.75

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 4599, Page 920, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 4599, Page 918, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, easements and restrictions.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto USA Financial Services, Inc., a Tennessee Corporation, its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, 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 Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on Wednesday, July 18, 1990.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Wednesday, July 18, 1990, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, 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.

Shannon Naugher
Notary Public

SHANNON NAUGHER NOTARY PUBLIC SHELBY COUNTY, TN

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred (whichever is greater is $27,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on Wednesday, July 18, 1990.

Shannon Naugher
Notary Public

SHANNON NAUGHER NOTARY PUBLIC SHELBY COUNTY, TN

PROPERTY ADDRESS: 735 N. 9th Street, Nashville, TN 37206

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
USA Financial Services, Inc., a Tennessee Corporation
P.O. Box 23030
Nashville, TN 37202

S & K #:89-0663

82-8-421

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8162 PAGE 505

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 27500.00
CON TX 90.75
PRFEE 1.00
WDEED 6.00
TOTAL 97.75
CHECK 97.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/30/90 01 10:19 0001 4540

45085

IDENTIFICATION REFERENCE

JUL 30 10 17 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 341317