BY:
Linda Harris, Attorney
761 Old Hickory Boulevard Suite 305
Brentwood, TN 37027

Map 148-15
Parcel 192

BOOK 8176 PAGE 913

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Installment Deed dated November 5, 1987, recorded in Book 7398, page 17, in the Register's Office of Davidson County, Tennessee, conveyed to Barry L. Komisar, Trustee, the hereinafter described property for the purpose of securing the payment on 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 8152, page 762, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Installment Deed, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Installment Deed and Note; and,

WHEREAS, the Substitute Trustee did advertise said property for sale in accordance with the terms and provisions of said note and Installment Deed, notices of the time and place of said sale being published in the Nashville Record on July 19, 26 and August 2, 1990; and,

WHEREAS, the Substitute Trustee appeared and caused the said property to be sold in the lobby of the Courthouse in Davidson County, Tennessee, on August 10, 1990; at 12:00 noon; and,

WHEREAS, the noteholder being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Forty Two Thousand One Hundred Seventy Three no/100 ($42,173.00) Dollars, and said sum of said bid having been paid or credited, the receipt therefore is hereby acknowledged.

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, Linda Harris, as Substitute Trustee, has this day bargained and sold and does by these presents transfer and convey unto Martin S. Komisar and wife, Frada M. Komisar, their successors and assigns in fee simple forever, the following described real property, situated in Antioch, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the plan of Revised Haywood Forest, of record in Book 5200, page 2, Register's Office of said County.

Said Lot No. 30 fronts 56.12 feet on the northerly margin of Sheila Drive and extends back 145.57 feet on the easterly line and 141.15 feet on the westerly line to a line in the rear, measuring 58.02 feet thereon.

Being the same property conveyed to Ricardo R. Sanchez and wife, Marilyn Sanchez, by deed from Martin S. Komisar and wife, Frada M. Komisar, of record in Book 7398, page 17, Register's Office for Davidson County, Tennessee.

This is improved property located at 154 Sheila Drive, Antioch, Tennessee, 37013.

Subject to any unpaid taxes, easements and restrictions, deed of trust.

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 Martin S. Komisar and wife, Frada M. Komisar, their successors and assigns, in fee simple forever, to whom the said Linda Harris, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but not further or otherwise.

RECEIVED
AUG 17 10 36 AM '90
FEES
IDENTIFICATION
REFERENCE

50213

IN WITNESS WHEREOF, the said Linda Harris, Substitute Trustee, has hereunto set her hand and seal on Friday, August 10, 1990.

Linda Harris, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On Friday, August 10, 1990, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Linda Harris, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as Substitute Trustee and as her free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year above written.

Notary Public
My Commission Expires 9/26/92

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 $42,173.00 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 Friday, August 10, 1990.

Notary Public
My Commission Expires 9/26/92

New Owner & Send Tax Bills To
Martin S. Komisar
7300 Rolling River Pkwy
Nashville, TN 37221

0875 08/17 01:01 03CHECK 146-26

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8176 PAGE 915

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	42173.00
CON TX	139.26
PRFEE	1.00
WDEED	6.00
TOTAL	146.26
CHECK	146.26

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/17/90 01 10:38 0001 0875

5021.3

IDENTIFICATION REFERENCE

AUG 17 10 36 AM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 347298