86-14-A-116 Co

Tennessee

John R. Exum
Lomas #09-41-40166

BOOK 8179 PAGE 94

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 27, 1984, and recorded in Book 6242, Page 794 in the Register's Office of Davidson County, Tennessee, John Randall Exum, unmarried, conveyed to Ernest W. Turnbull, 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 8138, Page 27 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 21st day of August, 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 Federal National Mortgage Association, a corporation organized under and Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act having its home office in the City of Washington, District of Columbia being the highest and best bidder, became the purchaser of said property at and for the sum of Thirty-two thousand eight hundred fifty-six and 12/100 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 Federal National Mortgage Association 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 Federal National Mortgage Association, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Hermitage, County of Davidson, State of Tennessee, to-wit:

Being Unit 116 on the Plan of Hermitage Meadows Subdivision, Stage One, of record in Book 5200, Page 5-7, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description thereof.

John R. Exum obtained title to the above-captioned real estate by Deed of Record in Book 6238, Page 349, Register's Office of Davidson County, Tennessee.

5103

Aug 21 10 17 AM '90

1888 08/21 0101 03CHECK 6.00

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 Federal National Mortgage Association, 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	32,089.12
	$32,856.12

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 21st day of August, 1990.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 21st day of August, 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
116 Thistle Lane
Hermitage, Tennessee 37076

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19____

Notary Public

MY COMMISSION EXPIRES _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Lomas Mortgage USA, Inc.
P.O. Box 226407
Dallas, Texas 75222

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103