75-10-Par 164

Tennessee

James F. Dukes
Kissell #548341-7

BOOK 8198 PAGE 772

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 28, 1986, and recorded in Book 6965, Page 960 in the Register's Office of Davidson County, Tennessee, James F. Dukes and wife, Paulette E. Dukes, conveyed to Stephen R. Josleyn, 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 7856, Page 348 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 19th day of July, 1989, 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 City Savings Bank, FSB, a corporation whose address is 30 Warder Street, Springfield, Ohio 45501 being the highest and best bidder, became the purchaser of said property at and for the sum of Sixty-two Thousand Nineteen and no/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 City Savings Bank, FSB 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 City Savings Bank, FSB, 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 Lot No. 283 on the Plan of Hermitage Estates, Section 2, of record in Plat Book 3700, Page 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

James F. Dukes obtained title to the above referenced real estate by Deed of record in Book 6965, Page 957, Register's Office of Davidson County, Tennessee.

58354

IDENTIFICATION

SEP 19 9 22 AM '90

FEE $ 2.00 TENNESSEE

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 City Savings Bank, FSB, 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	247.50
Attorney's Fees and Trustee's Fees	500.00
Credit on Note	61,465.50
	$62,219.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 19th day of July, 1989.

ARNOLD M. WEISS, Substitute Trustee

DOC 89/19 0101 03CHECK 212.26

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 19th day of July, 1989, 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
4215 Sweden Drive
Hermitage, TN 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

CityFed Mortgage Company
30 Warder Street
Springfield, OH 45501

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 62,219.00

Affiant

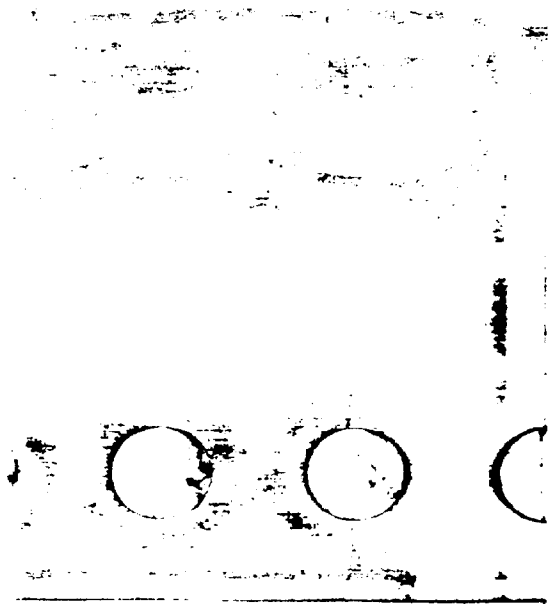
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July 1989

Notary Public

MY COMMISSION EXPIRES My Commission Expires July 13, 1993

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 8198 PAGE 774

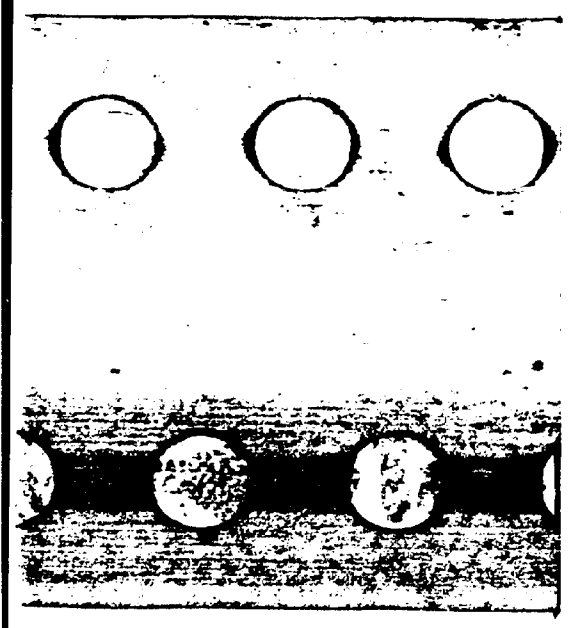
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 62219.00
CON TX 205.26
PRFEE 1.00
WDEED 6.00
TOTAL 212.26

CHECK 212.26
09/19/90 01 09:26 0001 0087

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



58334

IDENTIFICATION

SEP 19 9 22 AM '90

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

No. 356719