MAP 108-8-E-140

Tennessee

Ronald Johnson
MMCE #209725-1
VA #313 351

BOOK 8218 PAGE 446

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 26, 1983, and recorded in Book 6125, Page 816 in the Register's Office of Davidson County, Tennessee, Steve Glass et ux Lisa J. Glass, conveyed to Tim N. Taylor, 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 8146, Page 894 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 10th day of October, 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 Meritor Mortgage Corporation, a corporation whose address is 3001 Market Street - 1 West, Philadelphia, PA 19104 being the highest and best bidder, became the purchaser of said property at and for the sum of Forty-eight Thousand Seven Hundred Twenty-two and 23/100 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 Meritor Mortgage Corporation 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 Meritor Mortgage 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:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows: Unit No. 14, Lot No. 65, in a Horizontal Property Regime as shown on the Condominium Site Plan, Section 3, Phase VI, Quail Valley, as of record in Plat Book 5800, Pages 127 and 128, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; option, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 5970, Page 828, said Register's Office.

Ronald W. Johnson and Donna Johnson obtained title to the above-referenced real estate by Deed of Record in Book 6805, Page 687, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$48,164.39
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October 1990
Notary Public
MY COMMISSION EXPIRES MAY 18, 1991
MY COMMISSION EXPIRES

Subject to any unpaid taxes.

Proper notice of this sale has been made to the Internal Revenue Service and the State of Tennessee and this sale is made subject to the redemption rights of the Internal Revenue Service and the State of Tennessee.

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 Meritor Mortgage Corporation East, 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	276.84
Attorney's Fees and Trustee's Fees	500.00
Credit on Note	47,381.55
	$48,164.39

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 10th day of October, 1990.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

0632 10/17 0101 03CHECK 166.06

On this 10th day of October, 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 MAY 18, 1991

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
1418 Quail Run
Nashville, TN 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Meritor Mortgage Corporation East
3001 Market Street - 1 West
Philadelphia, PA 19104

Mortgagee: None
This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

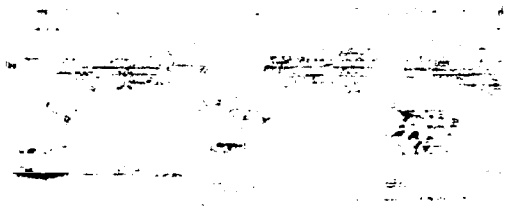
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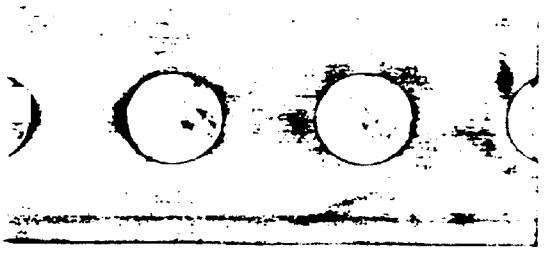
65304

IDENTIF. TREFERENCE

OCT 17 8 40 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

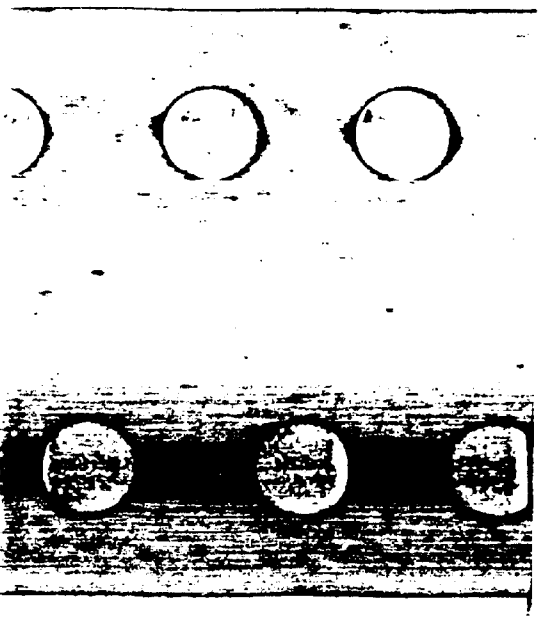
RECEIVED OF _____

FOR _____

BOOK 8218 PAGE 448

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	48164.39
CON TX	159.06
PRFEE	1.00
WDEED	6.00
TOTAL	166.06
CHECK	166.06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/17/90 01 08:41 0001 0632

65304

IDENTIF. TREFERENCE

OCT 17 8 40 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 364827