Bk 63

BOOK 8237 PAGE 450

ADDRESS NEW OWNER:

C & S Family Credit of Tennessee, Inc.
BNA Corporate Center
Bldg. 200, Suite 302
404 BNA Dr.
Nashville, TN 37217

SEND TAX BILLS TO:

Same

THIS INSTRUMENT PREPARED BY:

D. Ronald Ingram
405 Two Mile Pike
Goodlettsville, TN 37072

117-13-0
123.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 1, 1989, of record in Book 7783, Page 539, Register's Office for Davidson County, Tennessee, Frank Thomas Benson and wife, Kimberly Jill Benson, conveyed certain real property therein described to First Title Corporation, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated October 2, 1989, Ingram and Lowe, Attorneys, was appointed Substitute Trustee to serve in the place and stead of First Title Corporation, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 7978, Page 112, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on August 23, 1990, and thereafter on August 30, 1990, and September 13, 1990, which notice of sale advertised the sale of the property hereinafter described for September 13, 1990, at 1:00 P.M.; and

WHEREAS, on September 13, 1990, at 1:00 P.M., at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the Trustee announced the adjournment of the sale to November 12, 1990, at 1:00 P.M.; and

WHEREAS, on November 12, 1990, at 1:00 P.M., at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice of adjournment, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Eighteen Thousand Three Hundred Eighty-One and 20/100 Dollars ($18,381.20), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Ingram and Lowe, Attorneys, Substitute Trustee, does hereby bargain, sell, transfer and convey unto C & S Family Credit of Tennessee, Inc., its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Sugar Tree Subdivision, as of record in Book 1424, Page 100, said Register's

Office.

Said Lot No. 14 fronts 91.0 feet on the southerly margin of Warfield Land and runs back between parallel lines 220.0 feet to a line in the rear which measures 91.0 feet thereon.

Being the same property conveyed to Frank Thomas Benson and wife, Kimberly Jill Benson, the Grantors herein, by deed from Leonard Norman Wood, Executor of the Estate of Melba W. Wood, dated April 3, 1987, of record in Book 7193, Page 887, Register's Office for Davidson County, Tennessee.

This is improved property known as 2301 Warfield Lane, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

Ingram & Lowe, Attorneys, as Trustee, do hereby transfer, assign and set over unto C & S Family Credit of Tennessee, Inc., its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby quitclaim the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 12th day of November, 1990.

7 2 4 6 7.
IDENTIF. TREFERENCE
NOV 14 4 19 PM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

INGRAM & LOWE, ATTORNEYS
Substitute Trustee

BY: D. Ronald Ingram
D. Ronald Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 1990, before me personally appeared D. Ronald Ingram, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Nancy W. Lowe
Notary Public

My commission expires: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $70,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

D Ronald Ingram
Affiant

Sworn to and subscribed before me this 12th day of November, 1990.

Nancy W. Lowe
Notary Public

My commission expires: 5-20-92

7172 11/14 0101 03CHECK 238.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8237 PAGE 452

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 70000.00
CON TX 231.00
PRFEE 1.00
WDEED 6.00
TOTAL 238.00
CHECK 238.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/90 01 16:19 0001 7172

72467

IDENTIF. TREFERENCE

Nov 14 4 19 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 373193