Tennessee
136-09-0-A-4 Co

Joseph Carroll
City #771125-5

BOOK 8243 PAGE 755

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 29, 1985, and recorded in Book 6526, Page 211 in the Register's Office of Davidson County, Tennessee, Joseph B. Carroll, III, an unmarried person, 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 8224, Page 886 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 27th day of November, 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 City Savings Bank, FSB, a corporation whose address is P.O. Box 6921, Somerset, New Jersey 08875 being the highest and best bidder, became the purchaser of said property at and for the sum of Eighty-five thousand and 00/100 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 Nashville, County of Davidson, State of Tennessee, to-wit:

Unit No. 65B of the Springview Townhomes, a condominium or horizontal property regime established by Master Deed of record in Book 6349, Page 428 Register's Office for Davidson County, TN and shown as exhibit A to the Master Deed of record in Book 6349, Page 463, and being part of Lot 65 on the Plan of Edge-O-Lake Estates, Section 20-A, of record in Plat Book 5200, Page 183, amended in Book 6359, Page 378, Register's Office for Davidson County, TN, to which reference is made for a more complete description. Together with each and all of the rights, privileges, and appurtenances thereto belonging as set forth in the Master Deed and Bylaws.

Joseph B. Carroll, III obtained title to the above-captioned real estate by Deed of Record in Book 6526, Page 208, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes. BOOK 8243 PAGE 756

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 | 247.38 |
| Attorney's Fees and Trustee's Fees | 500.00 |
| Credit on Note | 84,246.62 |
| | $85,000.00 |

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 27th day of November, 1990.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 27th day of November, 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.

Kathy S Ruffin
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 13, 1993

| | | |
|---|---|---|
| State Tax | $ | |
| Clerk's Fee | $ | |
| TOTAL | $ | |

PROPERTY ADDRESS
2727 Smith Springs Road
Nashville, Tennessee 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

City Federal Savings Bank
P.O. Box 6921
Somerset, New Jersey 08875

Mortgagee: None

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

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 85,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 1990
Kathy S Ruffin
Notary Public
MY COMMISSION EXPIRES My Commission Expires July 13, 1993

0276 11/27 0101 03CHECK 287.50

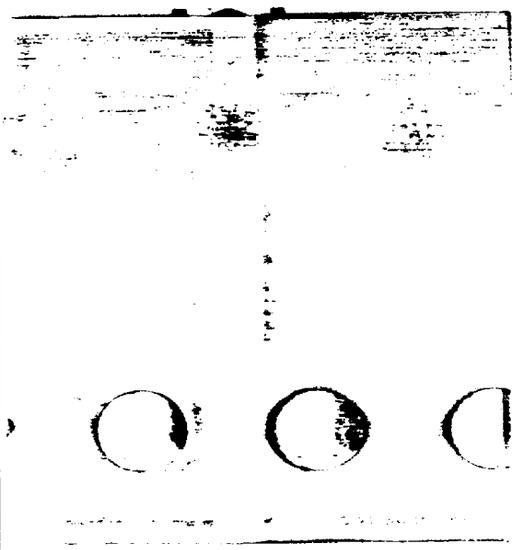
7.50 27

IDENTIFICATION REFERENCE

NOV 27 10 35 AM 1990

DAVIDSON COUNTY, TN

PLAT



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

RECEIVED OF _____

FOR _____

BOOK 8243 PAGE 757

| | | |
|---|---|---|
| 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 85000.00
CON TX 280.50
PRFEE 1.00
MDEED 6.00
TOTAL 287.50
CHECK 287.50

11/27/90 01 10:34 0001 0276

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.0.2 7:

IDENTIFICATION REFERENCE

NOV 27 10 35 AM '90

DAVIDSON COUNTY, TN

No. 376248