Tennessee

J&B Properties Services
CC #837583

SUBSTITUTE TRUSTEE'S DEED

BOOK 8301 PAGE 310

WHEREAS, by Deed of Trust dated May 23, 1985, and recorded in Book 6567, Page 160 in the Register's Office of Davidson County, Tennessee, William A. Thomas and wife, Gayla Thomas, 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 7990, Page 836 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 18th day of April, 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 Commonwealth Mortgagage Company of America, L.P., a corporation whose address is P.O.Box 4329, Houston, Texas 77210 being the highest and best bidder, became the purchaser of said property at and for the sum of Eighteen Thousand Fourt hundred Sixty-nine 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 Commonwealth Mortgage Company of America, L.P. 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 Commonwealth Mortgage Company of America, L.P., 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:

Being Lot 8-A, Zone Lot Division of Lots 7, 8, 9, and 10 of the resubdivision of Lots 7, 8, 9, and 10 of E.T. Holman Subdivision of record in Book 6428, Page 360, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete and accurate legal description.

J&B Properties Services obtained title to the above-captioned real estate by Deed of Record in Book 7078, Page 289, Register's Office of Davidson County, Tennessee.

96058

IDENTIF. REFERENCE

MAR 1 9 17 AM '91

FELIX Z. DAVIDSON COUNTY TN.

9987 03/01 0101 03CHECK 68.05

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 18,496.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April 19 90
Notary Public
MY COMMISSION EXPIRES: My Commission Expires July 13, 1993

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 Commonwealth Mortgage Company of America, L.P., 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	17,702.00
	$18,496.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 18th day of April, 1990.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 18th day of April, 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
2501 W. Heiman Street
Nashville, TN 37208

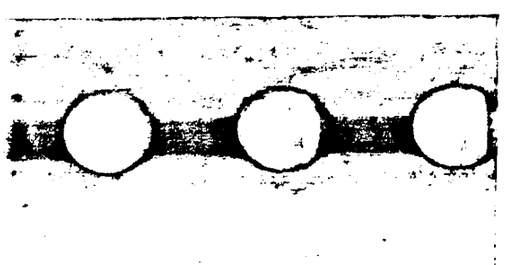
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Commonwealth Mortgage Company of America, L.P.
P.O. Box 4329
Houston, TX 77210

Mortgagee: None

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

mail to:



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8301 PAGE 312

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	18496.00
CON TX	61.05
PRFEE	1.00
WDEED	6.00
TOTAL	68.05
CHECK	68.05

03/01/91 01 09:19 0001 9987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96058

IDENTIF. REFERENCE

MAR 1 9 17 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 400827