Tennessee
108-12-232

David Sutton, et ux
Benefact #J-36555

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 29, 1988, and recorded in Book 7595, Page 1 in the Register's Office of Davidson County, Tennessee, David L. Sutton and Kim M. Sutton, husband and wife conveyed to William D. Castleman, 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 8275, Page 205 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 5th day of March, 1991, 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 Commercial Federal Mortgage Corporation, a corporation whose address is P.O. Box 31055, Laguna Hills, California 92654 being the highest and best bidder, became the purchaser of said property at and for the sum of Eighty-five thousand nine hundred fifty 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 Commercial Federal 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 Commercial Federal 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:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate lying and being in the City of Nashville of County of Davidson, State of Tennessee, and being Lot No. 78, on the Plan of Trailwood, Section 5, as of record in Book 6900, Pages 477, 478, 479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

David L. Sutton and Kim M. Sutton obtained title to the above-captioned real estate by Deed of Record in Book 7594, Page 994, Register's Office of Davidson County, Tennessee.

97052

IDENTIF. REFERENCE

MAR 5 12 50 PM '91

DAVIDSON COUNTY TN.

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 Commercial Federal Mortgage Corporation, 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	234.90
Attorney's Fees and Trustee's Fees	500.00
Credit on Note	85,209.10
	$85,950.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 5th day of March, 1991.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 5th day of March, 1991, 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 2, 1993

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
3328 E. Lake Drive
Nashville, Tennessee 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Benefact
P.O. Box 31055
Laguna Hills, CA 92654

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
$85,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March 19 91

Notary Public

MY COMMISSION EXPIRES My Commission Expires July 2, 1993

1125 03/05 0101 03CHECK 290.47

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8304 PAGE 62

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 85950.00
				CON TX 283.47
				PRFEE 1.00
				WDEED 6.00
				TOTAL 290.47
				CHECK 290.47
03/05/91	01			12:53 0001 1125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97052

IDENTIF. REFERENCE

MAR 5 12:30 PM '91

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 401953