Tennessee
141-15-A-13CO

Ronald Stroop
FWMC # 250272-1

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 29, 1983, and recorded in Book 6088, Page 904 in the Register's Office of Davidson County, Tennessee, Ronald P. Stroop and wife, Marie L. Stroop, conveyed to J. G. Palmer 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 7312, Page 100 in the Register's Office of Davidson County, Tennessee; 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 time the said property was struck off and sold to First Wachovia Mortgage Company, a corporation, whose address is P. O. Box 3174, Winston-Salem, North Carolina, 27102 at and for the sum of Seventy-eight Thousnad and No/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said First Wachovia Mortgage Company has assigned its interests in the said property to Colonel Lester and wife, Mary B. Lester, their heirs and assigns; 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 First Wachovia Mortgage Company of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Colonel Lester and wife, Mary B. Lester, 1860 W. Forest Avenue, E. Point, Georgia, 30344, their heirs 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:

LAND in Davidson County, Tennessee, being Lot No. 83 on the plan of Section 1, Rolling River Estates, of record in Book 4860, page 27, Register's Office for said County.

IDENTIF. [illegible]

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SAID Lot No. 83 fronts 105.35 feet on the northerly margin of Cotton Blossom Lane and extends back 168.24 feet on the easterly line and 173.68 feet on the westerly line to a dead line in the rear, measuring 130.00 feet thereon.
THERE is conveyed with the above described individual planned unit development lot an undivided interest in and to the general and/or restricted common areas and facilities of Section 1, Rolling River Estates, as said areas are set forth and defined in declaration of covenants and restrictions and By-Laws of record in Book 4788, page 950, Book 4871, page 640, Book 4892, page 679 and Book 4892, page 689 all in the Register's Office for said County, and to which reference is hereby made for more particulars.

Ronald Stroop and Marie Stroop obtained title to the above-captioned property by deed of record in Book 6088, Page 901, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Colonel Lester and wife, Mary B. Lester, their heirs 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	296.64
Attorney's Fees and Trustee's Fees	500.00
Credit on Note	77,197.36
	$78,000.00

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

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 July 10, 1993

NO TAX

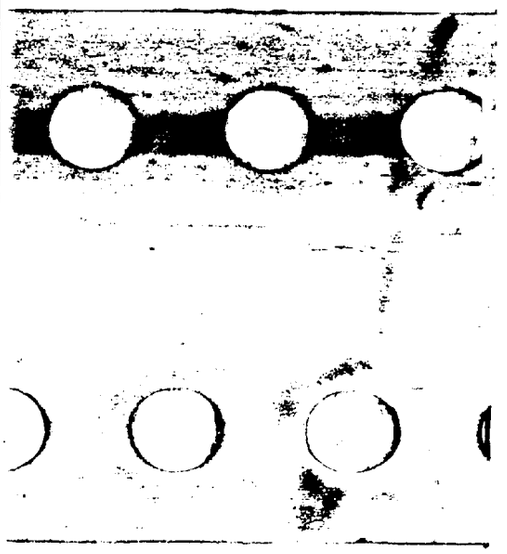
PROPERTY ADDRESS
7013 Cotton Blossom
Nashville, TN

OF
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS
$ 13,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
10 DAY OF October 19 93
Notary Public
MY COMMISSION EXPIRES: Commission Expires Sept 13 1993

BOOK 8308 PAGE 518

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Colonel Lester and wife,
Mary B. Lester
1860 W. Forest Avenue
E. Point, GA 30344

THIS INSTRUMENT PREPARED BY:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8308 PAGE 519

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

MAMT	78000.00
MOR TX	257.40
PRFEE	1.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	9.00
TOTAL	267.40
CHECK	267.40

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IDENTIF. REFERENCE

Mar 13 8 51 '91

DAVIDSON COUNTY TN

No. 403853