- Tennessee

MAP 150-2-258

Billy Keeton
Leader Federal #354257-8

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 29, 1989, and recorded in Book 8016, Page 685 in the Register's Office of Davidson County, Tennessee, Billy R. Keeton and wife, Sheila D. Keeton, conveyed to Leader Enterprises, Inc., 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 8294, page 643 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 17th day of April, 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 Leader Federal Bank for Savings, a corporation whose address is P.O. Box 1860, Memphis, Tennessee 38101 being the highest and best bidder, became the purchaser of said property at and for the sum of Sixty-eight Thousand Two Hundred Fifty and no/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 Leader Federal Bank for Savings 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 Leader Federal Bank for Savings, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 132 on the Revised Section Two of Harbor Gate, of record in Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Billy R. Keeton and wife, Sheila D. Keeton obtained title to the above referenced real estate by Deed of record in Book 8016, Page 682, Register's Office of Davidson County, Tennessee.

08280

IDENTIF. REFERENCE

APR 22 10 00 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6766 04/22 0101 03CHECK 232.06

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 68,250.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 19 91
Notary Public
MY COMMISSION EXPIRES MY COMMISSION EXPIRES MAY 18, 1991



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 Leader Federal Bank for Savings, 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 | 67,521.10 |
| | $68,250.00 |

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 17th day of April, 1991.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 17th day of April, 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 MAY 18, 1991

State Tax $
Clerk's Fee $
TOTAL $

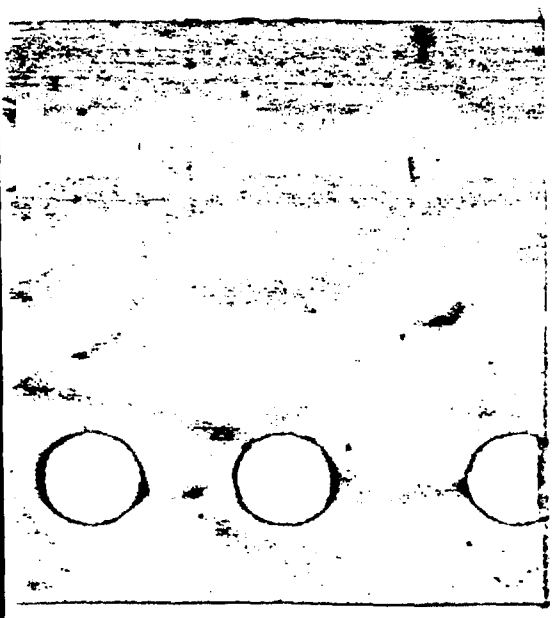
PROPERTY ADDRESS
2948 Nautilus Drive
Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Leader Federal Bank for Savings
P.O. Box 1860
Memphis, TN 38101

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

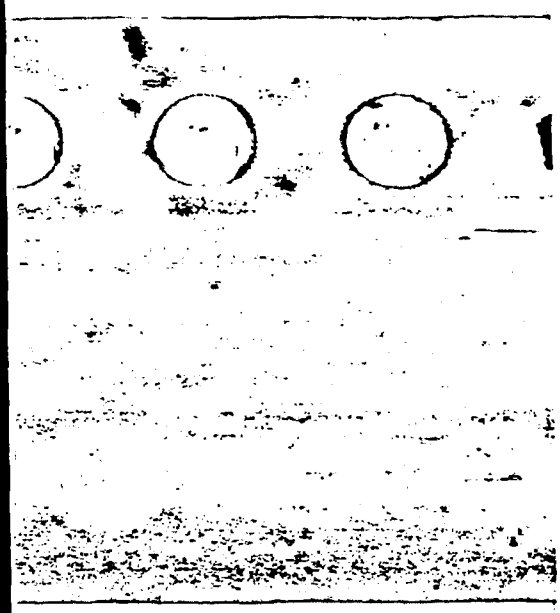
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 8334 PAGE 497

FOR _____

| | | |
|---|---|---|
| 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 68250.00
CON TX 225.06
PRFEE 1.00
MTEED 6.00
TOTAL 232.06
CHECK 232.06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/22/91 01 09:58 0001 6766

082280

IDENTIF. †REFERENCE

APR 22 10 00 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 414788