Tennessee
150-9-146

Audie J. Johnson
MMCE #244956-9
Conv.

BOOK 8398 PAGE 694

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 1, 1987, and recorded in Book 7232, Page 989 in the Register's Office of Davidson County, Tennessee, Audie J. Johnson and Gail Johnson, conveyed to George E. Mudter, Jr., 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 8372, Page 212 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 16th day of July, 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 Meritor Mortgage Corporation East, a corporation whose address is 3001 Market Street - 1 West, Philadelphia, PA 19104-2818 being the highest and best bidder, became the purchaser of said property at and for the sum of Fifty-one Thousand 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 Meritor Mortgage Corporation East 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 Meritor Mortgage Corporation East, 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. 23A of the Zone Lot Division of Lots 21 thru 30 Cherry Hills Section 12, as of record in Plat Book 6250, Page 466, Register's Office for said County, to which reference is made for a more complete description.

Audie J. Johnson and Gail Johnson obtained title to the above referenced real estate by Deed of record in Book 7232, Page 987, Register's Office of Davidson County, Tennessee.

31039

IDENTIFICATION REFERENCE

JUL 16 10 24 AM '91

FELIX Z. WILSON TR REGISTER
DAVIDSON COUNTY, TN

RECEIVED

1924 07/16 0101 03CHECK 195.70

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 51,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 19 91
Notary Public
MY COMMISSION EXPIRES My Commission Expires March 28, 1995

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 Meritor Mortgage Corporation East, 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	50,259.10
	$51,000.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 16th day of July, 1991.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 16th day of July, 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 March 28, 1995

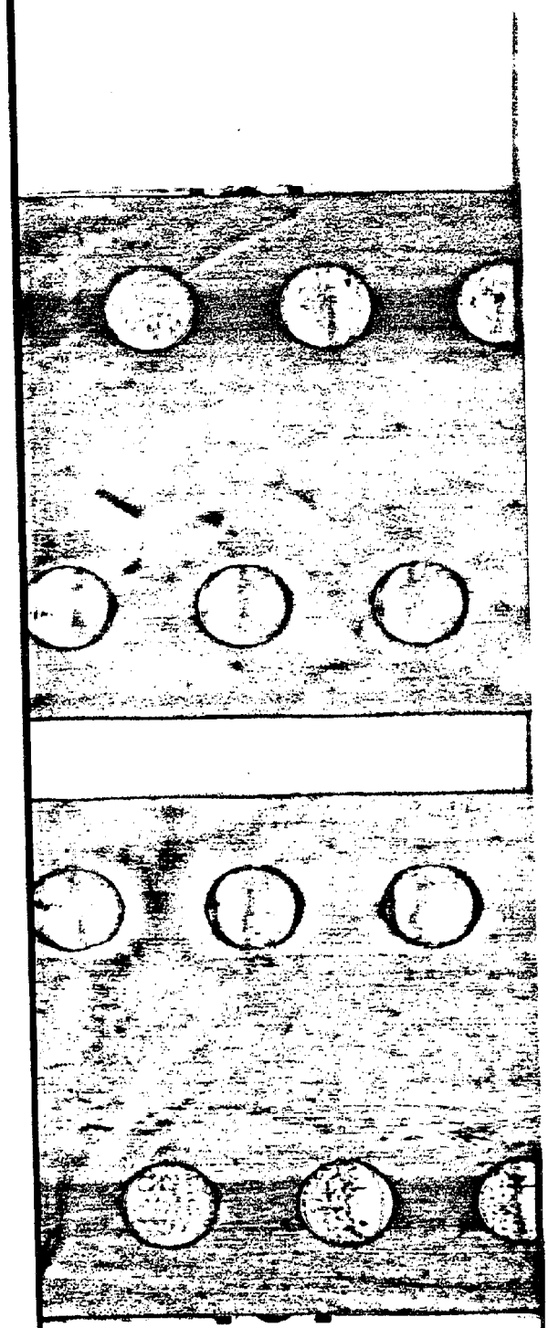
State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
3259 Luann Drive
Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Meritor Mortgage Corporation East
3001 Market Street - 1 West
Philadelphia, PA 19104

Mortgagee: None
This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103



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

RECEIVED OF _____

FOR _____

BOOK 8398 PAGE 696

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 51000.00
CON TX 188.70
PRFEE 1.00
WDEED 6.00
TOTAL 195.70
CHECK 195.70

07/16/91 01 10:27 0001 1924

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 0 3 9

IDENTIFICATION REFERENCE

JUL 16 10 24 AM '91
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 440932