42-7-A
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# TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 21st day of January, 1986, and recorded in the Register's Office of Davidson County, Tennessee, John M. Steinhauer, III and wife, K. Leann Steinhauer recorded in Book 6772, Page 317, conveyed to D. Gene Merrill and/or Frederick E. Brooks, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and



WHEREAS, Larry A. Weissman and/or Wanda Hayes was appointed Successor Trustee by instrument of record in the Register's Office of Davidson County, Tennessee, under Register's No. Book 8334, Page 807, and,

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust 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 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 said sale was appointed to be held on the 31st day of July, 1991, at the entrance 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 Standard Federal Savings Bank being the highest, best and last bidder, became the purchaser of said property at and for the sum of Sixty One Thousand Two Hundred Twenty Four and 02/100--- ($61,224.02) and,

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed.

NOW, THEREFORE, in consideration of the premises and of the payment by the said Standard Federal Savings Bank, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Larry A. Weissman and/or Wanda Hayes as Successor Trustee, does hereby grant, sell and convey unto the said Standard Federal Savings Bank, as aforesaid, and unto its successors and assigns, the property above mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Secon dRevised Plan, Phase One, Heritage Square, of record in Book 5200, Page 282, Register's Office for said County. Said Lot No. 10 fronts 46.13 feet on the northwesterly margin of Heritage Square Drive and extends back 100.0 feet on the northeasterly line and 100.0 feet on the southwesterly line to a dead line in the rear, being the southeasterly margin of Heritage Drive, measuring 55.0 feet thereon. And being the same property conveyed to and described in Deed Book 6859, Page 429, said Register's Office.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Standard Federal Savings Bank, as aforesaid, and unto its successors and assigns forever, to whom the said Larry A. Weissman and/or Wanda

Hayes as Successor Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Larry A. Weissman and/or Wanda Hayes as Successor Trustee, has caused this instrument to be executed by and through its duly authorized officer, this the 31st day of July, 1991.

Larry A. Weissman, Successor Trustee
LARRY A. WEISSMAN, SUCCESSOR TRUSTEE

Wanda Hayes, Successor Trustee
WANDA HAYES, SUCCESSOR TRUSTEE

BOOK 8422 PAGE 935

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Larry A. Weissman and/or Wanda Hayes, Successor Trustees, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 31st day of July, 1991.

Heather A. Lueb
NOTARY PUBLIC

My commission expires:

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Prepared By & Return To: Larry A. Weissman, Attorney at Law
5118 Park Ave., Suite 127
Memphis, TN 38117

Mail Tax Bills To: Standard Federal Savings Bank
P. O. Box 9481
Gairthersburg, MD 20898

Property Address: 721 Heritage Square Drive
Madison, TN

I, or we, hereby swear of affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $61,224.02, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wanda Hayes
Affiant

Subscribed and sworn to before me this the 1st day of July, 1991.

Heather A. Lueb
Notary Public

My commission expires:

HEATHER A. LUEB NOTARY PUBLIC SHELBY COUNTY, TENNESSEE

39933

TICOR TITLE INSURANCE

AUG 19 10 45 AM '91

FILED FOR RECORD

233.44

FIRST FEDERAL BANK

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8422 PAGE 996

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO Tx - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO Tx - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 61224.02 |
| CON TX | 226.44 |
| PRFEE | 1.00 |
| RDTED | 6.00 |
| TOTA | 233.44 |
| CHECK | 233.44 |

01 10 46 0001 4605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

399333

IDENTIFICATION REFERENCE

Aug 19 10 45 AM '91

No. 451133