Tennessee
1.19-01-B-51CC

Todd Post, et ux
EMC #1031392

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 11, 1989, and recorded in Book 7756, Page 981 in the Register's Office of Davidson County, Tennessee, Todd Jason Post and wife, Cheri Lynn Post, conveyed to Superior Title & Escrow Services, 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 8513, Page 508 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 22nd day of January, 1992, 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 EMC Mortgage Corporation, a corporation whose address is P.O. Box 141358, Irving, Texas 75014 being the highest and best bidder, became the purchaser of said property at and for the sum of Eighty-eight thousand nine hundred and 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 EMC 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 EMC 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:

Being Lot No. 286 on the Plan of Phase III, Piccadilly Square, as of record in Book 6250 at pages 892-894, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Todd J. Post and Cheri L. Post obtained title to the above-captioned real estate by Deed of Record in Book 7756, Page 978, Register's Office of Davidson County, Tennessee.

7.8.2.3.8.

IDENTIFICATION REFERENCE

JAN 22 10 13 AM '92

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 EMC 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	88,159.10
	$88,900.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 22nd day of January, 1992.

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 22nd day of January, 1992, 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
712 Leadenhall Court
Nashville, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

EMC Mortgage Corporation
P.O. Box 141358
Irving, TX 75014

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
$ 88,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF January 1992
Notary Public My Commission Expires March 28, 1995
MY COMMISSION EXPIRES

3714 01/22 0101 03CHECK 335.93

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8532 PAGE 745

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 88900.00
CON TX 328.93
PRFEE 1.00
UDFEE 6.00
TOTAL 335.93
CHECK 335.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.2 3.8.

IDENTIFICATION REFERENCE

JAN 22 10 14 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY, TN

01/22/92 01 10:15 0001 8714

No. 495104