Box 38

BOOK 8676 PAGE 604

This Instrument Prepared By:
W. Neal McBrayer, Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Mrs. Goldie R. Zager
c/o Sheryl S. Kitaif
Kitaif, Goode & Company
6330 S.W. 41 Court
Davie, Florida 33314

Map and Parcel
130-1-A-1.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated September 8, 1987, to Stephen C. Baker, Trustee, executed by M. Jean Arnold and husband, Edmond B. Arnold, as same appears of record in Book 7348, page 222, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Stephen C. Baker, as Trustee under said Deed of Trust and has nominated and appointed W. Neal McBrayer as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 8596, page 68, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said W. Neal McBrayer, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on June 11, 1992, and subsequent insertions appearing on June 18, 1992, and June 25, 1992, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on July 6, 1992, at 11:00 o'clock A.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to GOLDIE R. ZAGER at and for the sum of Sixty Four Thousand Seven Hundred Twenty One and 75/100 ($64,721.75) Dollars, which was the highest and best bid in connection therewith; 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 sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by GOLDIE R. ZAGER, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, W. Neal McBrayer, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said GOLDIE R. ZAGER, her heirs and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. A-1 as shown on the plat of Belle Meade Terrace Condominium of record in Book 5200, page 325, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements as described in Book 5730, page 27, said Register's Office, as amended in Book 6015, page 94, said Register's Office.

Being the same property conveyed to M. Jean Arnold by special warranty deed from Goldie R. Zager, devisee under the Last Will and Testament of Max Zager, deceased, of record in Book 7348, page 217, Register's Office for Davidson County, Tennessee.

This is improved property known as 116 Harding Place, Unit A-1, Nashville, Tennessee.

Said sale shall be subject to the right of redemption by the State of Tennessee, pursuant to the provisions of T.C.A. Section 67-1-1433(c)(1), by virtue of a Notice of State Lien against Athens Properties, Inc. and Jean Arnold, of record in Book 8426, page 70, Register's Office for Davidson County, Tennessee. Proper notice has been timely given to the State of Tennessee as required under T.C.A. Section 67-1-1433(b)(1) (See attached Exhibits A and B).

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 GOLDIE R. ZAGER, her heirs and assigns, in fee simple forever. The said W. Neal McBrayer, 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 no further or otherwise.

IN WITNESS WHEREOF, W. Neal McBrayer, as Substitute Trustee, has executed this instrument on the 15th day of July, 1992.

W. NEAL MCBRAYER
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared W. Neal McBrayer, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 15th day of July, 1992.

NOTARY PUBLIC

My commission expires: 11-27-93

JEAN PATTERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

27764

IDENTIF. & REFERENCE

JUL 15 3 46 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $64,721.75.

W. Neil Thomas
Affiant

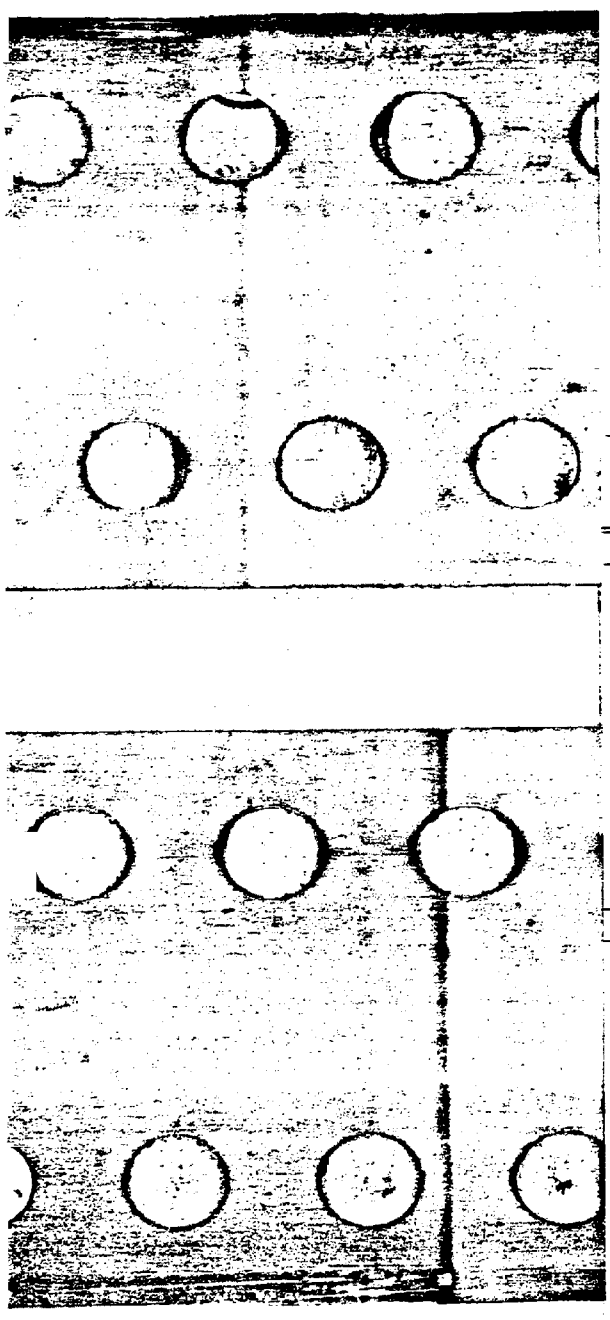
Sworn to and subscribed before me,
this 15th day of July, 1992.

Notary Public

My commission expires: 11-27-93

5764 07/15 0101 03CHECK 252.39

5:MJP0714927.jp



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

RECEIVED OF _____

FOR _____

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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 64721.75
CON TX 239.39
PRFEE 1.00
WDEED 12.00
TOTAL 252.39
CHECK 252.39
07/15/92 01 15:46 0001 5764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27764

REGISTER'S OFFICE, TREFERENCE

JUL 15 3 46 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 550503