Tennessee
83-6-52/27W15375

Fixx Up, Inc.
UPNB #237180-5

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 3, 1990, and recorded in Book 8082, Page 381 in the Register's Office of Davidson County, Tennessee, Carl G. Rusek and wife, Ruby Lee Rusek and Fixx Up, Inc, conveyed to Vaden Lackey, 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 8656, Page 794 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 August 5, 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 Union Planters National Bank, a corporation whose address is P.O. Box 3137, Memphis, Tennessee 38173 being the highest and best bidder, became the purchaser of said property at and for the sum of Fifty-Three Thousand Five 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 Union Planters National Bank 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 Union Planters National Bank, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan showing subdivision of Lots Nos. 8, 9 and 10 and part of Lot No. 7 in Block "A", Lots 13 & 14 in Block "B" and all of Block "C" in the subdivision of the Weakley Home Place, as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the northerly side of Franklin Street and runs back between parallel lines 150 feet to an alley.

Fixx Up, Inc. obtained title to the above referenced real estate by Deed of record in Book 8082, Page 378, Register's Office of Davidson County, Tennessee.

34247
IDENTIF. TREFERENCE
AUG 5 10 25 AM '92
DAVIDSON COUNTY TN.
PICK-UP

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 Union Planters National Bank, 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 Trustees Fees	500.00
Credit on Note	52,759.10
	$53,500.00

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

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on August 5, 1992 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 5, 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 March 28, 1995

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1613 Franklin Avenue
Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Union Planters National Bank
P.O. Box 3137
Memphis, TN 38173

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
$ 53,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 1992

Notary Public

MY COMMISSION EXPIRES My Commission Expires March 28 1995

7800 08/05 0101 03CHECK 206.95

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8694 PAGE 562

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	53500.00
CON TX	197.95
PRFEE	1.00
WDEED	8.00
TOTAL	206.95
CHECK	206.95

08/05/92 01 10:26 0001 7800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

342 47

IDENTIF. REFERENCE

AUG 5 10 25 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY TN.

No. 557618