THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P. O. BOX 241155
MEMPHIS, TN 38124-1155

BOOK 8710 PAGE 429

NAME: Maurice Karr
S&K#: 92-0809
LOAN#: 466018-1

AUG 25 11 45 AM
DAVIDSON COUNTY REGISTER OF DEEDS

MAIL ENV.

3 9 4 3 7

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 28, 1988, recorded in Book 7744, Page 912, re-recorded in Book 7766, page 250, and as modified by Book 8295, page 725, Register's Office of Davidson County, Tennessee, Maurice Karr, a married person, and wife Joy R. Karr, conveyed to Saturn & Mazer, Attorneys, Trustee, 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 8651, page 778 and re-recorded in Book 8657, page 275, in the Register's Office of Davidson County, Tennessee; 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 sale Deed of Trust by which advertisement the sale was appointed to be held on **WEDNESDAY, AUGUST 19, 1992**, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 time the said property was struck off and sold to BancBoston Mortgage Corporation, whose address is P.O. Box 44090, Jacksonville, FL 32231, at and for the sum of $62,100.00, that being the highest and best bid offered; and,

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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 BancBoston Mortgage Corporation, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said BancBoston 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:

Described property in Davidson County, Tennessee, being Unit No. 14 on the Plan of Park Circle Condominiums, as shown in Exhibit B to the Master Deed Establishing a Horizontal Property Regime of Park Circle Condominiums, as of record in Book 6809, Pages 610-620, along with an undivided interest in the common elements thereto of 1.06078%, and subject to all terms and conditions of said Master Deed and By-Laws Establishing a Horizontal Property Regime for Park Circle Condominiums, as of record in Book 6809, Page 569 and following.

This legal description is identical with that in Deed recorded in Book 7744, Page 912, re-recorded in Book 7766, page 250, and as modified by Book 8295, page 725, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7744, Page 912, re-recorded in Book 7766, page 250, and as modified by Book 8295, page 725, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7744, page 909, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto BancBoston Mortgage Corporation, its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, 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.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the 24 day of August, 1992.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 24th day of August, 1992, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, 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 2-13-96

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $62,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the 24 day of August, 1992.

Notary Public
My Commission Expires 2-13-96

PROPERTY ADDRESS: 116 Park Circle North #14, Nashville, Tennessee 37205

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
**BancBoston Mortgage Corporation**
**P.O. Box 44090**
**Jacksonville, FL 32231**

S & K #:92-0809

Map & Parcel - 104-9-G-14CO

**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 |
|---|---|---|---|---|

MAMT 62100.00
CON TX 229.77
PRFEE 1.00
WDEED 8.00
TOTAL 238.77
CHECK 238.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/25/92 01 13:17 0001 3650

39437

IDENTIFICATION REFERENCE

AUG 25 1 14 PM '92

DAVIDSON COUNTY, TN

**No.** 563386