Tennessee
71-8-290/120 Scan

Jerry D. Maynard Jr.
NBMC #327075-8
Conventional

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 19, 1991, and recorded in Book 8380, Page 752 in the Register's Office of Davidson County, Tennessee, Jerry D. Maynard, Jr., conveyed to Nan M. Sexton and Evelyn Z. Binkley, 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 8847, Page 551 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 February 17, 1993, 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 NationsBanc Mortgage Corporation, a corporation whose address is P.O. Box 353, Louisville, Kentucky 40201 being the highest and best bidder, became the purchaser of said property at and for the sum of Thirty-Eight Thousand 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 NationsBanc 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 NationsBanc 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:

Land in Davidson County, Tennessee, being Lot No. 88 and the easterly 21 feet of Lot No. 89, on the Map of Joywood Subdivision, of record in Book 974, Page 45, Register's Office for said County.

Said lot and part of said lot adjoin and front together 69 feet on the south side of Trinity Lane and run back between lines, 177.75 feet, more or less, on the west line of part of Lot No. 89 and 178 feet on the east line of Lot 88 on the west margin of Jones Avenue, to a dead line in the rear on which they measure 69 feet.

Included in the above description, but expressly excluded therefrom is that property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6008, Page 299, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 88 on the easterly 21 feet of Lot No. 89 on the Map of Joywood Subdivision of record in Book 974, Page 45, Register's Office for said County.

Beginning at a point in the northwestern corner of property belonging to Audney Rhoten and wife, said point being common to Parcel 289 on Map 71-8, as recorded in Book 5619, Page 019, of the Register's Office for Davidson County, Tennessee; thence easterly along the existing right-of-way line of East Trinity Lane, bearing South 84 degrees 01 minutes 26 seconds East, 69 feet, more or less, to a point; thence southerly along the existing western right-of-way line of Jones Avenue, bearing South 3 degrees 26 minutes 34 seconds West, 33.7 feet, more or less, to a point; thence with a curve to the right of radius 30 feet, 45.80 feet, more or less, to a point; thence in a straight line, bearing North 84 degrees 01 minutes 26 seconds west, 40.30 feet, more or less, to a point in the common property line of Parcels 290 and 289 on Map 71.8; thence along said property line, bearing North 3 degrees 26 minutes 34 seconds East, 5 feet more or less, to the point of beginning, and containing an area of 518.60 square feet, more or less.

Jerry D. Maynard, Jr. obtained title to the above referenced real estate by Deed of record in Book 8380, Page 748, Register's Office of Davidson County, Tennessee.

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 NationsBanc 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	8.00
Publication Expense	234.90
Attorney's Fees and Trustees Fees	500.00
Credit on Note	37,257.10
	$38,000.00

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 February 17, 1993 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 17, 1993 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, 1996

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
434 E. Trinity Lane,
Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

NationsBanc Mortgage Corporation
P.O. Box 353
Louisville, KY 40201

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
$ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February 19 93

Notary Public

MY COMMISSION EXPIRES My Commission Expires March 28 1996

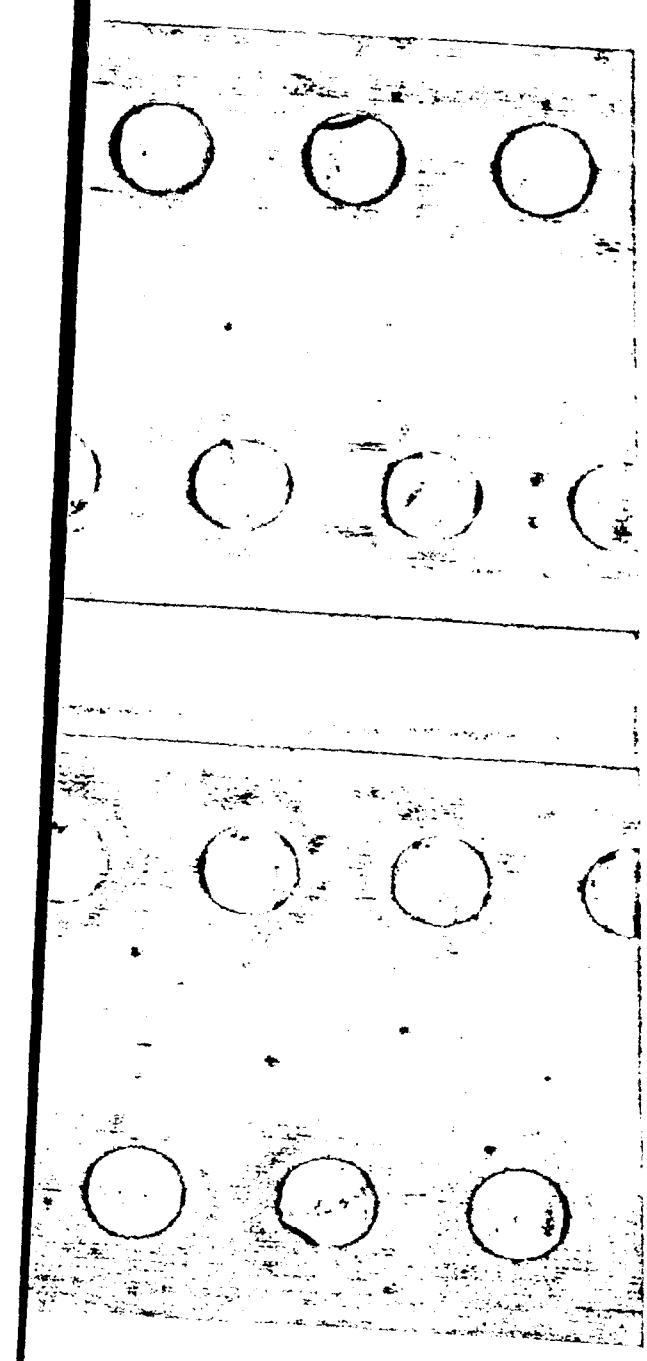
FEB 17 12 39 PM '93
DAVIDSON COUNTY, TN

IDENTIFICATION

4472 02/17 0101 03CHECK 149.60

9 3 0 8 1 2

PICK-UP



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

RECEIVED OF _____

FOR _____

BOOK 8867 PAGE 20

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 38000.00
				CON TX 140.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 149.60
				CHECK 149.60
02/17/93	01			12:38 0001 4472

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9308 1:

IDENTIFICATION REFERENCE

FEB 17 12 39 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 622101