BOOK 8891 PAGE 881 PICK-UP

This instrument prepared by:

William P. Dougan
Attorney at Law
401 Davidson Road
Nashville, TN 37205

Map/Parcel No. 162-13;30-31
Field Book No. 5DU-42564

THIS IS IMPROVED PROPERTY AT:

417-419 CedarValley Dr.
Nashville, TN 37211

SEND TAX BILLS TO:

FBS Mortgage Corp
P. O. Box 1199
Minneapolis, MN 55440

Orig. Owner: Payne, Harry Robert
: Payne, Delton Howard Jr.
Owner fclsd. on: Adelman, Edward
MTG. CO. FBS # 051906
FHA # 483-10004456-703B
STATE OF TENNESSEE
COUNTY OF DAVIDSON

7 3 7

IDENTIFICATION REFERENCE

The actual consideration or value, whichever is greater, for this transfer is $ 77,973.84.

MAR 19 12 57 PM '93

[illegible]
Affiant

Subscribed and sworn to before me, 19th day of March, 1993.

[illegible]
Notary Public

My Commission Expires: 1-25-[illegible]

BILL S. DOUGAN NOTARY PUBLIC

SUCCESSOR TRUSTEE'S DEED

Whereas, Harry Robert Payne and Delton Howard Payne, Jr., both unmarried, executed a deed of trust on the 12th day of April, 1985, which was recorded in Book 6534, Page 448, Register's Office of Davidson County, conveying to Nina E. Howell, Trustee, the hereinafter described property to secure payment to Regency Mortgage Inc., 220 Regency Court, Waukesha, WI 53186, of a promissory note fully described in the deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said deed of trust, all of said indebtedness has been declared due and collectible, and FBS Mortgage Corporation, holder of said note, has demanded of the Successor Trustee, appointed by an instrument of record in Book 8858, Page 585, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest, and costs, as therein provided.

Whereas, William P. Dougan, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee, advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of payment of the said note, interest, and costs, and pursuant to the said advertisement, on March 19, 1993, at the front door of the Court House in Davidson County, Tennessee, at 12:00 Noon, the said William P. Dougan, Substitute Trustee, offered

for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash in bar of the equities of redemption, dower, and homestead, as provided in said deed of trust; when FBS Mortgage Corporation, being the highest and best bidder, became the purchaser at the price of $77,973.84.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said FBS Mortgage Corporation, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 29 on the revised plan of Section One, Cedarwood Estates, of record in Book 4675, page 62, Register's Office for said County.
>
> Said Lot No. 29 fronts 102.54 feet on the southerly margin of Cedarvalley Drive and extends back 159.82 feet on the easterly line and 153.16 feet on the westerly line to a dead line in the rear, measuring 89.10 feet thereon.
>
> Together with and subject to an easement for joint driveway purposes as to the drive serving both subject Lot 29 and Lot 30 as set forth in Book 6534, page 444, said Register's Office.
>
> Being the same property conveyed to Harry Robert Payne and Delton Howard Payne by deed of record in Book 6534, page 444, said Register's Office, and further conveyed to Edward Adelman, Jr., by deed of record in Book 6727, page 307, said Register's Office.

TO HAVE AND TO HOLD the same unto the said FBS Mortgage Corporation, its successors and assigns, forever.

William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 19th day of March, 1993.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of March, 1993, before me personally appeared William P. Dougan, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes herein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

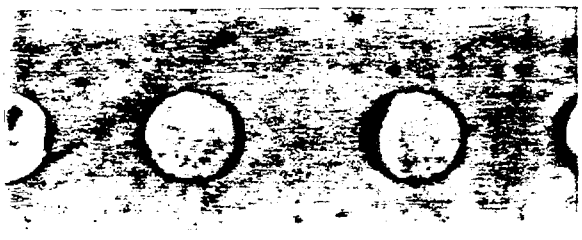
My Commission Expires:

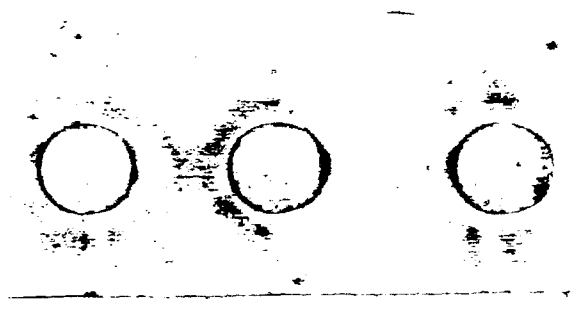
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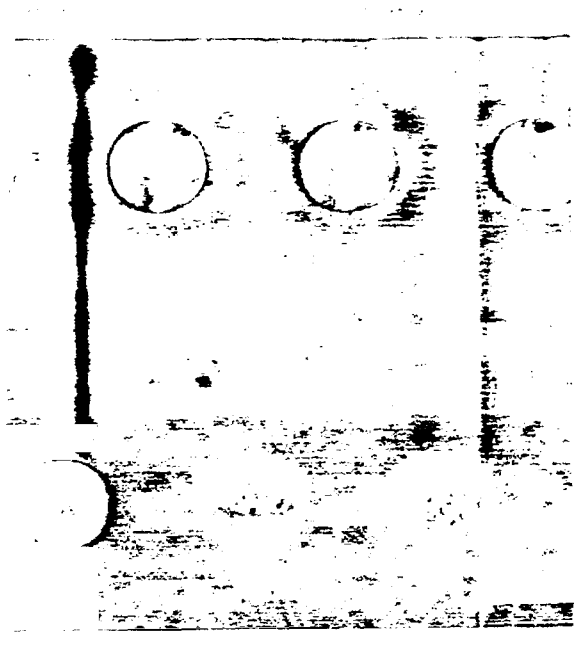
NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

4074 03/29/93 01:01 CHECK 297.50







OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8891 PAGE 883

CC 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	77973.84
			CON TX	288.60
			PRFEE	1.00
			MDEED	8.00
			TOTAL	297.60
			CHECK	297.60

03/19/93 01 12:56 0001 4074

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01737

IDENTIFICATION REFERENCE

MAR 19 12 58 PM '93

DAVIDSON COUNTY TN

No.631578